



ANNUAL TOWN MEETING
MONDAY, APRIL 24, 2017, 7:00 pm
Wellfleet Elementary School

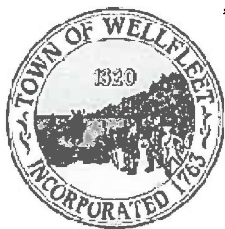
SPECIAL TOWN MEETING
MONDAY, APRIL 24, 2017, 7:00 pm
Wellfleet Elementary School

&

ANNUAL ELECTION WARRANT
MONDAY, MAY 1, 2017, NOON - 7:00 pm
Wellfleet Senior Center

TABLE OF CONTENTS

FINANCIAL & PROPOSITION 2 ½ TERMS	3
TOWN MEETING PROCEDURES.....	4
FINANCE COMMITTEE STATEMENT.....	5
ANNUAL TOWN MEETING WARRANT	6
SECTION I: BUDGET ARTICLES	7
SECTION II: ADDITIONAL FINANCIAL ARTICLES	9
SECTION III: CHARTER AMENDMENTS & GENERAL BYLAWS	17
SECTION IV: ZONING BY LAW AMENDMENT ARTICLES	20
SECTION V: DISPOSITION OF TOWN LAND ARTICLES	34
SECTION VI: UNCLASSIFIED ARTICLES.....	36
SECTION VII: STANDARD ANNUAL ARTICLES	39
SECTION VIII: STANDARD CLOSING ARTICLES	40
ANNUAL TOWN ELECTION WARRANT	41
FY 2018 OPERATING & CAPITAL BUDGETS SUMMARY	44
FY 2018 OPERATING BUDGET.....	45
FY 2018 CAPITAL BUDGET	52
FY 2018 MARINA SERVICES ENTERPRISE FUND BUDGET	53
FY 2018 WATER SERVICES ENTERPRISE FUND BUDGET	55
SALARY/WAGE LIST.....	57
SPRING SPECIAL TOWN MEETING WARRANT.....	60



TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667

Tel (508) 349-0300 Fax (508) 349-0305

www.wellfleetma.org

BOARD OF
SELECTMEN

TOWN
ADMINISTRATOR

Dear Voters:

At a continued session of the April 25, 2016 Annual Town Meeting the voters approved two amendments to the Town Charter in accordance with General Laws c.43B, the Home Rule Procedures Act. The Charter amendments were then forwarded to the Attorney General for review as required by law. The Attorney General concluded that the amendments were not in conflict with the laws or constitution of the Commonwealth of Massachusetts.

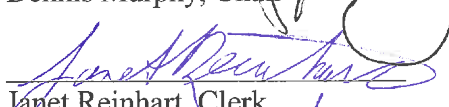
According to the provisions of General Laws chapter 43B, section 11, therefore, the two charter amendments approved by Town Meeting must appear as ballot questions on the May 1, 2017 Annual Town Election for your vote of final approval. The warrant for the May 1, 2017 Annual Town Meeting and Election includes the ballot questions and summaries of the proposed Charter amendments.

In addition, the Town is required by law to provide each household with one or more registered voters a copy of the Charter amendments approved by Town Meeting. Accordingly, below find the actual text of the two charter amendments as voted at a continued session of the April 25, 2016 Annual Town Meeting and as approved by the Attorney General on May 11, 2016. The ballot questions will follow exactly the order in which the Charter amendments appeared on the Annual Town Meeting warrant and as reproduced below.

On Election Day, May 1, 2017, the polls will be open from 12 PM to 7 PM. Voting by absentee ballot is available up until 12:00 p.m. on Friday, April 28th. For further information regarding the form of the ballot questions and the availability of absentee ballots, please contact the Town Clerk's office at (508) 349-0301 or visit the Town's web site at <http://www.wellfleet-ma.gov>.

Very truly yours,


Dennis Murphy, Chair


Janet Reinhart, Clerk


Jerry Houk


Berta Bruinooge, Vice Chair


Helen Miranda Wilson


CONSTABLE'S RETURN OF SERVICE

I have served the foregoing proposed Charter amendments by posting attested copies thereof in the Post Office in Wellfleet and the Post Office in South Wellfleet and by delivering to the Town Administrator printed copies of the Warrant of a number not less than the number of registered voters in the Town on March 29, 2017, which is at least fourteen (14) days before the date of said meeting, as within directed.

Date:

3/29/17

Constable:



The April 25, 2016 Annual Town Meeting was called to order by Moderator Daniel Silverman at 7:05 p.m at the Wellfleet Elementary School, 100 Lawrence Road. At 10:03 p.m., following action on various articles, the meeting was continued until April 26, 2016 at 7:00 p.m. On April 26, 2016 at 7:12 p.m. the Moderator called the meeting to order and recognized the presence of a quorum. The following action was taken:

ARTICLE 33

Warrant article: To see if the Town will vote pursuant to the provisions of M. G. L. Chapter 43B, Section 10 to propose an amendment to the Wellfleet Home Rule Town Charter to expand the choice of agents that may be selected by the Board of Water Commissioners to implement their decisions affecting the function of the Town's Municipal Water Systems, as set forth below, or to do or act thereon.

Section 5-3 Duties (of the Town Administrator) - Amend Section 5-3-2 by adding at the end of said section the following:

"(o) consult with the Board of Water Commissioners and implement when necessary any of their decisions concerning the Department of Public Works' function in relation to the Town's Municipal Water Systems."

Section 5-7 Department of Public Works - Amend Section 5-7-2 (h) by replacing the current text with the following:

5-7-2 The Department of Public Works shall be responsible for:

(h) implementing decisions made by the Board of Water Commissioners, when they are assigned by the Town Administrator.

Section 8-8 Water Commissioners - Amend Section 8-8-4 by replacing the current text with the following:

Section 8-8-4 "The Board of Water Commissioners, after consultation with the Town Administrator, shall choose and direct a well-qualified, licensed agent to monitor and implement the Municipal Water Systems. Any function related to the Municipal Water Systems to be performed by the Department of Public Works shall be assigned only through the Town Administrator.

Vote: Ms. Wilson moved and it was seconded that the Town vote pursuant to the provisions of General Laws, chapter 43B, section 10 to propose an amendment to the Wellfleet Home Rule Town Charter as set forth in Article 33, said amendment to take effect on the first day of the fiscal year following approval by the voters.

The Moderator declared the motion carried on a two-thirds voice vote.

ARTICLE 34

Warrant Article: To see if the Town will vote pursuant to the provisions of G. L. chapter 43B, section 10 to propose an amendment to the Wellfleet Home Rule Town Charter, section 7-1-4, by adding at the end of said provision the following: "unless appointment to another Town office is specifically authorized by the Moderator." As amended section 7-1-4 to read:

No member of the Finance Committee shall hold any other Town Office, except that of member of the Personnel Board, unless appointment to another Town office is specifically authorized by the Moderator.

or do or act thereon.

Vote: Ms. Bruinooge moved and it was seconded that he Town vote pursuant to the provisions of General Laws, chapter 43B, section 10 to propose an amendment to the Wellfleet Home Rule Town Charter as printed in the warrant and as set forth in Article 34, said amendment to take effect upon approval by the voters.

The Moderator declared the motion carried on a two-thirds voice vote.

FINANCIAL & PROPOSITION 2½ TERMS

Chapter 59, section 21C of the Massachusetts General Laws is commonly referred to as Proposition 2½ (Prop. 2½) or the Tax Limiting Law for Cities and Towns in Massachusetts.

LEVY: The property tax levy is the revenue a Town can raise through real and personal property taxes. The property tax levy is the largest source of revenue for the Town.

LEVY CEILING: This is the maximum the levy can be. The ceiling equals 2.5% of the Town's full and fair cash value. The levy limit is equivalent to a tax rate of \$25.00.

LEVY LIMIT: The maximum the levy can be in a given year. The limit is based on the previous year's levy limit plus certain allowable increases, such as debt exclusions.

LEVY LIMIT INCREASE: The levy limit automatically increases each year by 2.5% of the previous year's levy limit.

NEW GROWTH: New construction and new parcel subdivision may also increase the Town's levy limit.

OVERRIDE: A community can permanently increase its levy limit by successfully voting at a referendum to exceed the limits. A community may take this action as long as it is below the levy ceiling.

DEBT EXCLUSION: This type of override ballot question can be placed on a referendum by a two thirds vote of the Board of Selectmen. If a majority of the voters approve the ballot question, the Town's levy limit is increased only for the amount voted at the referendum for the life of that debt only. The levy limit increase may exceed the Town's levy ceiling.

DEBT SERVICE: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest owed on any particular bond issue.

ENCUMBRANCE: A reservation of funds to cover obligations chargeable to but not yet paid from a specific appropriation account.

CAPITAL OUTLAY EXPENDITURES EXCLUSION: This type of override ballot question can be placed on a referendum by a two-thirds vote of the Board of Selectmen. If a majority of the voters approve the ballot question, the additional amount for the payment of the capital project cost is added to the levy limit or levy ceiling only for the year in which the project is being undertaken.

CONTINGENT VOTES: Chapter 59, section 21C (m) permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (OVERRIDE/DEBT EXCLUSION). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Board of Selectmen. If a referendum is called by the Selectmen, it must take place within forty-five days of the Town Meeting vote.

TOWN MEETING PROCEDURES

A quorum of 6% of the Town's registered voters must be present in order to conduct business.
(Charter: Sect. 2-1-3)

Voters are identified by voter cards, issued when they check in with the registrars at the beginning of the meeting.

Only voters may participate in voice votes. In case of a counted vote, voters will be identified by their voter cards.

Non-voters who have been admitted to the meeting must sit in the section designated for them. Nonvoters who may wish to speak must identify themselves, and may address the meeting only by permission of the Moderator. (Charter: Sect. 2-1-2).

No voter will be allowed to speak until recognized by the Moderator.

Voters may only speak twice to any motion or amendment unless authorized by the Moderator. The provisions of this clause shall not apply to a) the person making the motion under an Article, and b) those persons required to be in attendance under the provisions of Charter Section 2-7-5. (Charter: Sect. 2-7-8).

All motions, including all amendments, must be in writing and be legible. Exceptions for very simple motions or amendments are at the discretion of the Moderator. (General Bylaws: Sect. II-2)

Zoning Bylaws	2/3 majority
To incur debt	2/3 majority
To transfer or sell Town land	2/3 majority
To approve charter amendments	2/3 majority
To pay unpaid bills of a prior fiscal year	4/5 majority at an Annual Town Meeting 9/10 majority at a Special Town Meeting

The order of consideration of the Articles as printed in the Warrant may be changed only by a two-thirds vote. (Charter: Sect. 2-7-4)

Some other common motions which require more than a simple majority to pass:

A motion to reconsider must be made at the same session as the vote it seeks to reconsider. It can only be made after some intervening business, and must be made within one hour of the vote to be reconsidered. It is debatable to the same extent as the motion it seeks to reconsider, and it requires a majority vote. (Charter: Sect. 2-7-9)

FINANCE COMMITTEE STATEMENT

A Statement to the Voters from the Wellfleet Finance Committee

Throughout every year, the Finance Committee focuses on what happens to your tax dollars. Once again we invite you to join us in a careful scrutiny of the budget pages for Fiscal Year 2018 and the Financial Articles included in this Annual Town Meeting Warrant. Our goal is to maintain excellent services and fiscal stability through a balanced Budget and to stay within a 2½ % increase in operating costs. The Town of Wellfleet continues to maintain a Standard and Poor's credit rating "AAA." A triple "A" credit rating is Standard and Poor's highest credit rating and will enable the Town to borrow on more favorable terms should the need arise. This rating is the result of the prudent fiscal management policies the Town has and continues to pursue.

- This year the draft budget we were asked to review was significantly above the 2½ % increase in operating costs. While we understand that the operating budget includes many legally mandated costs and some costs outside the Town's control, we also know that a significant property tax increase is likely to cause financial difficulties for many year-round resident taxpayers. Therefore, we urged the Board of Selectmen to lead by doing all they were able to do to reduce this tax increase—including the use of the Town's free cash.
- Also, we requested that once this year's ATM is concluded, the Board of Selectmen appoint a task force to explore ways to address the structural deficits in our current budgets to avoid significant levels of property tax increases in the future.

As your Finance Committee, we are asked to review and vote on every financial Article of the Warrant in advance of Town Meeting. When we feel an issue requires input from us on Town Meeting floor we attempt to provide it. Voters are encouraged to question any decision of this Committee they feel needs explanation.

As always we pay careful attention to the Town's Capital Budget Plan and are making good progress towards the goal of a 10-year fiscal plan pertaining to Wellfleet's infrastructure.

We continue our commitment to improve fiscal communication between the Finance Committee, the Board of Selectmen and the Department Heads. Once again the Department Heads did a fine job of keeping their budgets reasonable in light of our fiscal restraints.

Please consider carefully Finance Committee recommendations for the money-related Articles and Fiscal Year 2018 budget when you vote on them at this Town Meeting.

Respectfully submitted,

The Wellfleet Finance Committee

ANNUAL TOWN MEETING WARRANT

Monday, April 24, 2017

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet in the WELLFLEET ELEMENTARY SCHOOL, 100 LAWRENCE ROAD in Wellfleet on the 24th day of April, 2017, at seven o'clock in the evening, then and there to vote upon the following Articles:

SECTION I: BUDGET ARTICLES

ARTICLE 1: FY 2018 Operating Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2018 Town Operating Budget, and fix the salaries and compensation of all elected officers of the Town for Fiscal Year 2018, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: This Article requests approval of the Fiscal Year 2018 Operating Budget (See Appendix A, page 45) This Article also sets the salaries of elected officials as per the budget and approves the budgets of the two regional school districts.

ARTICLE 2: FY 2017 Year End Transfers. To see if the Town will vote to transfer from available funds and/or authorize the transfer from various line items within current appropriations, such sums of money necessary to supplement the operating and/or capital budgets of the various Town departments for the current Fiscal Year 2017, or do or act anything thereon.

Requests to Date:

FROM	TO	AMOUNT	EXPLANATION
Free Cash	220 Fire Department OT	\$135,000	Subsidy for over-time due to staff retirement, resignation and long-term injury
Free Cash	220 Fire Department Contract Services	\$35,000	Subsidy to cover deficit in the FD Contract Services as a result of unforeseen pump repairs to Engine 95, Engine 89 and Engine 93.
Free Cash	179 Shellfish Department	\$76,441	Fund payments to Shellfish Constable per agreement
Free Cash	520 Human Services	\$26,000	Additional funding for preschool voucher program
Free Cash	520 Human Services	\$25,000	Funding for Navigator Program

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: This Article requests transfers and additional funding for the operating budget for the fiscal year ending June 30, 2017. Additional requests may be added at Town Meeting.

ARTICLE 3: FY 2018 Capital Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2018 Town Capital Budget, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

SUMMARY: This Article requests approval of appropriations and transfers for the Fiscal Year 2018 Capital Budget. Capital items that require borrowing are in separate articles later in the warrant. (See Appendix B, page 52)

ARTICLE 4: FY 2018 Marina Enterprise Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2018 Marina Enterprise Fund Budget, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Marina Advisory Committee: Recommendation reserved to Town Meeting.

SUMMARY: This Article requests approval of the Fiscal Year 2018 Marina Services Enterprise Fund Budget. (See Appendix C, page 53)

ARTICLE 5: FY 2018 Water Enterprise Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2018 Water Enterprise Fund Budget, or do or act anything thereon.

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommends 6-1.

Board of Water Commissioners: Recommends 5-0.

SUMMARY: This Article requests approval of the FY2018 Water Enterprise Fund Budget. (See Appendix D, page 55)

SECTION II: ADDITIONAL FINANCIAL ARTICLES

ARTICLE 6: Collective Bargaining Agreement WEA Unit A. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the first year of a collective bargaining agreement between the Town of Wellfleet and the Wellfleet Employees Association Unit A beginning July 1, 2017 or do or act anything thereon.

Board of Selectmen: Recommendation reserved to Town Meeting.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: Town meeting approval is necessary to fund the first year of collective bargaining agreements.

ARTICLE 7: Collective Bargaining Agreement WEA Unit B. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the first year of a collective bargaining agreement between the Town of Wellfleet and the Wellfleet Employees Association Unit B, beginning July 1, 2017 or do or act anything thereon.

Board of Selectmen: Recommendation reserved to Town Meeting.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: Town meeting approval is necessary to fund the first year of collective bargaining agreements.

ARTICLE 8: Collective Bargaining Agreement WEA Unit C. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the first year of a collective bargaining agreement between the Town of Wellfleet and the Wellfleet Employees Association Unit C, beginning July 1, 2017, or do or act anything thereon.

Board of Selectmen: Recommendation reserved to Town Meeting.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: Town meeting approval is necessary to fund the first year of collective bargaining agreements.

ARTICLE 9: Collective Bargaining Agreement Wellfleet Police Officers Union. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the first year of a collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers Union, beginning July 1, 2017, or do or act anything thereon.

Board of Selectmen: Recommendation reserved to Town Meeting.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: Town meeting approval is necessary to fund the first year of collective bargaining agreements.

ARTICLE 10: Non-Union Personnell Salaries & Compensation. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund wage and salary adjustments for non-union personnel beginning July 1, 2017, or do or act anything thereon.

Board of Selectmen: Recommendation reserved to Town Meeting.
Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: This appropriation funds wage and salary adjustments for certain non-union personnel.

ARTICLE 11: Additional Fire Department Staff: To see if the Town will vote to raise and appropriate and/or transfer from any available source of funds \$147,300, or any other sum for the purpose of funding two new Firefighter/Paramedic positions; provided, however that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to assess an additional \$147,300 in real estate and personal property taxes pursuant to the provisions of G. L. c. 59, §21C (Proposition 2 ½), or do or act anything thereon.

Board of Selectmen: Recommends 4-0.
Finance Committee: Recommends 5-2.

SUMMARY: This article would fund the cost of adding two additional Firefighter/Paramedics. Costs include starting salary of each position (\$51,660), uniforms and protective clothing (\$1,650), holiday and call back costs (\$10,500) and an estimate of benefits and training costs (\$9,840). The total payroll, estimated benefits and training costs of each position is \$73,650.

ARTICLE 12: Chapter 90 Road Repairs. To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money in anticipation of reimbursement to be received pursuant to General Laws, chapter 90 as amended; said funds to be expended to repair and resurface Town roads and to carry out other authorized projects under the direction of the Department of Public Works, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.
Finance Committee: Recommends 7-0.

SUMMARY: This Article will allow the Town to contract for paving services and other authorized projects in anticipation of receiving State reimbursement.

ARTICLE 13: Other Post-Employment Benefits (“OPEB”) Appropriation. To see if the Town will vote to raise and appropriate, or transfer from available funds the sum of \$250,000, or any other sum, to be added to the Town’s Other Post-Employment Benefits Liability Trust Fund or do or act anything thereon.

Board of Selectmen: Recommends 4-0.
Finance Committee: Recommends 7-0.

SUMMARY: This amount will help to fund the Town's share of future health insurance costs for current employees and retirees. As of June 30, 2014 the actuarial valuation of Wellfleet's unfunded liability for these costs was \$8,469,997. Fund balance as of December 31, 2016 was \$1,130,226.

ARTICLE 14: To see if the Town will vote to raise and appropriate and/or transfer from the Marina Parking fund the sum of \$10,000, or any other sum, for the purpose of contributing to the Marina Enterprise Stabilization Fund, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Marina Advisory Committee: Recommendation reserved to Town Meeting.

SUMMARY: With a two-thirds vote, the Town may appropriate into this fund in any year an amount not to exceed ten percent of the prior year's tax levy. These funds are a reserve for future capital improvements to the Marina. Fund balance as of December 31, 2016 was \$30,042.

ARTICLE 15: Transfer to Stabilization Fund. To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$75,000, or any other sum, for the purpose of contributing to the Stabilization Fund, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

SUMMARY: With a two-thirds vote, the Town may appropriate into this fund in any year an amount not to exceed ten percent of the prior year's tax levy. These funds are a reserve to stabilize tax rates from year to year due to unexpected financial requirements. The December 31, 2016 Stabilization Fund balance was \$682,689. Fund balance is currently 201,000 below the goal in the Selectmen's fiscal policy of 5% of the operating budget.

ARTICLE 16: Transfer to Water Enterprise Fund. To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$53,000, or any other sum, for the purpose of reimbursing the Water Enterprise Fund for hook-up fees to town owned buildings, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 6-1.

Board of Water Commissioners: Recommends 5-0.

SUMMARY: This article proposes to transfer funds to the Water Enterprise Fund for the original hook-up fees for town owned buildings. The transfer was not made at the time of the construction.

ARTICLE 17: Transfet to LCCATV Fund. To see if the Town will vote to transfer from the Cable Receipts Fund monies to operate local television access programming and to fund upgrades to equipment for the operation of the two local access television channels, or do or act anything thereon.

Board of Selectmen: Recommendation reserved to Town Meeting.

Finance Committee: Recommends 7-0.

Cable Advisory Committee: Recommends 3-0

SUMMARY: This article provides funding for the local government programming (channel 18) and Lower Cape Community Access Television (channel 99). COMCAST, through your cable TV bills, provides the funding to the cable receipts fund.

ARTICLE 18: CPA Reserves and Admin Budget. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2018 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of \$29,000 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2018; and further to appropriate from Community Preservation Fund estimated revenues a sum of \$55,000 for open space debt service; a sum of \$3,000 to reserve for open space; a sum of \$58,000 to reserve for community housing; and further to reserve for future appropriation a sum of \$58,000 for historic resources as recommended by the Community Preservation Committee, as well as a sum of \$377,000 to be placed in the 2018 Budgeted Reserve for general Community Preservation Act purposes, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Community Preservation Committee: Recommends 5-0.

SUMMARY: This is an annual CPC housekeeping article. \$29,000 is 5% of estimated revenues for administrative expenses, as provided by the Community Preservation Act. Open Space's 10% is allocated as the funding source for Land Bank debt service in the capital budget. This year, after debt service has been met, Open Space begins to establish its own Reserve with the remaining \$3,000. Community Housing's 10%, and Historic Resources' 10% are reserved respectively for housing and historic preservation purposes. The balance of \$377,000 is reserved for general CPA purposes.

ARTICLE 19: CPA Cemetery Restoration. To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, budgeted reserves or fund balance the sum of \$34,162 to contribute to the cost of, and thereby support, for phase two of the historic restoration of the Town of Wellfleet cemeteries, including the repair and restoration of cemetery monuments and the payment of costs related thereto, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Community Preservation Committee: Recommends 5-0.

Historical Commission: Recommendation reserved to Town Meeting.

SUMMARY: This is Phase Two of a multi-part cemetery restoration plan presented by the Wellfleet Cemetery Commissioners. Having suffered from benign neglect for many years, many monuments are in need of repair. Cemeteries are irreplaceable outdoor museums of our history. They have served our people for hundreds of years and will for hundreds more if cared for properly.

ARTICLE 20: CPA Form B Inventory. To see if the Town will vote, pursuant to MGL c.44B, to raise and appropriate from the Community Preservation fund estimated annual revenues, fund balance or historic resources reserve the sum of \$20,000 to prepare an historical plan for the Town of Wellfleet, continue completion of the Form B inventories of historic properties in Wellfleet, and prepare the nomination for the National Register of Historic Places a new listing of Pamet Point Road or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 6-1.

Community Preservation Committee: Recommends 5-0.

Historical Commission: Recommends 5-0.

SUMMARY: The Historical Commission's goal is to create a comprehensive historical plan which will include an inventory and street-view assessment of all buildings and structures over 75 years old. In addition, they plan to prepare a nomination for listing on the National Register of Historic Places a new Pamet Point Road Historic District. The Historical Commission's consultant will be able to continue compiling "Form B" inventories — fact sheets on historic properties in Wellfleet — which are stored at the Wellfleet Public Library and are available online at the Massachusetts Historical Commission's website: www.mhc-macris.org (Massachusetts Cultural Resource Information System).

ARTICLE 21: CPA Affordable Housing Assistance. To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, budgeted reserves or fund balance the sum of \$200,000 to the Wellfleet Affordable Housing Trust Fund for the purposes of Affordable Housing Support, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Community Preservation Committee: Recommends 5-0.

Local Housing Partnership: Recommends 5-0.

Housing Authority: Recommends 3-0.

SUMMARY: The Housing Authority's intent is to preserve, increase and support affordable housing in Wellfleet by building a robust Wellfleet Affordable Housing Trust Fund. Holding funds in a Trust allows for immediate expenditures to take advantage of unexpected opportunities without having to wait for a Town Meeting vote in order to carry out the full range of housing activities. This could mean purchase of land for Habitat houses, fund a Buy Down or acquire existing housing that could be used for rentals or senior housing.

ARTICLE 22: CPA Rental Housing Assistance. To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, budgeted reserves or fund balance the sum of \$101,838 to contribute to the cost of, and thereby support, for the Housing Rental Assistance Program, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Community Preservation Committee: Recommends 5-0.

Local Housing Partnership: Recommends 5-0.

Housing Authority: Recommends 3-0.

SUMMARY: This will complete the Housing Authority's request that was partially funded at Special Town Meeting in fall. Using existing housing in Wellfleet, the program will continue to serve the community need for affordable rentals. The program provides subsidies to landlords to bring rental rates down to affordable levels for income qualified applicants. Applicants are expected to pay 30% of their income toward the rent, and the subsidy makes up the difference.

ARTICLE 23: Gov. Prence Residences Funding. To see if the Town will vote, pursuant to MGL, c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, budgeted reserves, fund balance or community housing reserve the sum of \$50,000 to contribute to the cost of, and thereby support, the construction of Governor Prence Residences, Affordable Housing units in Eastham, contingent upon completion of the project, and to authorize the Board of Selectmen to enter into a grant agreement with the Community Development Department and to acquire on behalf of the Town an affordable housing restriction on such units, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommendation reserved to Town Meeting.

Community Preservation Committee: Recommends 4-0-1.

Local Housing Partnership: Recommends 5-0.

Housing Authority: Recommends 3-0.

SUMMARY: The Community Development Partnership proposes to build two apartment buildings with a total of 50 units having 44 affordable units. A contribution towards this project may give Wellfleet residents or workers local preference in the first lottery for the affordable units. This is contingent upon completion of the project and acceptable to Wellfleet local preference terms.

ARTICLE 24: Transfer of Unexpended Bond Proceeds - To see if the Town will vote to transfer the \$324,000 authorized to be borrowed under Article 24 at the 2013 Annual Town Meeting to pay costs of upgrading the Baker Field restrooms, which funds are no longer needed to pay costs of such project, to pay costs of building upgrades and other improvements to the Baker Field recreation area and for the payment of all other costs incidental and related thereto; or take any other action relative thereto.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: This article seeks to authorize funds that were approved for restrooms be used for restrooms, building repairs and other improvements at the Baker Field Recreation area.

ARTICLE 25: Fire Department Vehicle - To see if the Town will vote to appropriate the sum of \$38,000, or any other sum, for the purpose of paying the cost of purchasing a fire prevention and inspection vehicle for the Fire Department and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen, be authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, or to take any other action in relation thereto. *Two-thirds vote required.*

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 9-0.

SUMMARY: This article approves the purchase of a fire inspection and prevention vehicle for the Fire Department.

ARTICLE 26: Council on Aging Vehicle Replacement - To see if the Town will vote to appropriate the sum of \$40,000, or any other sum, for the purpose of paying the cost of purchasing a replacement transportation vehicle for the Council on Aging and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen, be and hereby is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, or to take any other action in relation thereto. *Two-thirds vote required.*

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 9-0.

SUMMARY: This article requests funding to purchase a replacement transportation vehicle for the Council on Aging. The current vehicle, an RAV4 with 125,000 miles, served 1,001 passengers in calendar year 2016. Transportation needs are growing each year and require a reliable vehicle.

ARTICLE 27: Beach Recycling Program Pilot. To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds the sum of \$50,000, or any other sum, for the purpose of providing daily single stream recycling and other trash pickup to the Wellfleet beaches, Baker Field Recreation area and to the Marina; provided that such appropriation shall be contingent on the passage of a Proposition 2 ½ ballot question:

Board of Selectmen: Recommends 4-0.
Finance Committee: Does NOT recommend 7-0.
Recycling Committee: Recommendation reserved to Town Meeting.

SUMMARY: This amount will fund the daily pickup of single stream recycling and possibly trash at town beaches, the Baker Field Recreation area and the Marina. There are currently no

recycling options at these areas and past efforts have not proven to be successful. This program is a one-year pilot to determine if single stream recycling at our beaches will improve recycling.

ARTICLE 28: Rescind Borrowing Authorization for Wellfleet Municipal Water System (WMWS) Design Plans to OCHS. To see if the town will vote to rescind the following borrowing authorization previously approved by town meeting.

2016 Annual Town Meeting Article 27: \$95,000.00 for plans for the extension of the water supply system on Briar Lane.

SUMMARY: The new OCHS CEO, Patricia Nadle, stated in a memo to the BOS dated August 23, 2016, that “an acceptable quality water source has been identified...we suggest that the municipal water request made by OCHS should be withdrawn or put on hold at this time while OCHS further evaluates the future of this location.

(Petitioned article)

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

Board of Water Commissioners: Does NOT recommend 4-0-1.

ARTICLE 29: Nauset Regional High School Feasibility Study. To see if the Town will approve the \$1,300,000 borrowing authorized by the Nauset Regional School District, for the purpose of paying costs of a feasibility study for the Nauset Regional High School, 100 Cable Road N. Eastham, MA 02651 including the payment of all costs incidental and related thereto (the "Study"), and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the School Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Study costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Study shall be as set forth in the Feasibility Study Agreement that may be executed between the District and the MSBA. The approval of the District's borrowing by this vote shall be subject to and contingent upon an affirmative vote of the Town to exempt its allocable share of the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2 1/2), or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: This is a request from the Nauset Regional School Committee for a feasibility study funds to determine the needs of the Nauset Regional High School building. The estimated share for Wellfleet is \$108,693.00 or 13.4746% of \$1,300,000.00 estimated for a feasibility study.

SECTION III: CHARTER AMENDMENTS, GENERAL BYLAWS and ACCEPTANCE of STATUTES ARTICLES

ARTICLE 30: Amendment to Demolition Delay Bylaw. Proposal to Amend Town of Wellfleet Demolition Delay bylaw - Article 14, Wellfleet General Bylaws

Under Section 3 'Procedure' -- proposal to amend section 3.5 by adding the text shown in bold and deleting the text shown as strike through below such that the bylaw, as amended shall read:

3.5 If after hearing, the Board determines that the proposed work would destroy or substantially diminish an historic value, it is empowered to impose a demolition delay of up to **eighteen (18) months** ~~twelve (12) months~~ from the date of said hearing to afford an opportunity to develop alternatives to demolition. (*Amended October 26, 2009, STM, Art. 12, approved by Attorney General November 10, 2009.*)

Board of Selectmen: Recommends 4-0.

Historical Commission: Recommends 5-0.

Bylaw Committee: Recommends 3-0.

SUMMARY: The proposed bylaw amendment would extend the demolition delay period from 12 months to 18 months.

(Requested by the Historical Commission)

ARTICLE 31: Plastic Ban Bylaw Amendment. To see if the Town will vote to amend the General Bylaws by adding a Section to Article VII of the General Bylaws as follows:

Polystyrene Reduction Bylaw

Section 1. Purpose and Intent

The use and disposal of polystyrene has significant impacts on our town and our environment, including but not limited to:

1. harm to marine and terrestrial animals through ingestion
2. pollution and degradation of the terrestrial and coastal environment
3. human exposure to styrene, which is derived from benzene and used in the manufacture of polystyrene. Occupational studies have shown risks for leukemia and lymphoma, and genetic damage to white blood cells. Styrene is “reasonably anticipated to be a human carcinogen” (US Department of Health and Human Services, 2016)
4. disposal burdens of difficult to recycle plastics for solid waste collection and recycling facilities

With the goal of protecting the health of its citizens and the unique natural beauty and irreplaceable natural resources of the Town of Wellfleet, and given that inexpensive, safe alternatives to polystyrene are easily obtained, the Town will phase out the use of certain polystyrene plastics by June 1, 2018.

Section 2. Definitions

“Polystyrene Disposable Food Service Containers and Cutlery” shall mean single-use disposable products for serving or transporting food or beverages, including without limitation, take-out foods and/or leftovers from partially consumed meals prepared by a restaurant and/or retail food establishment. This includes, but is not limited to plates, cups, bowls, trays, hinged or lidded containers, straws, cup lids, and cutlery. It shall also include single-use disposable packaging for uncooked foods prepared on the premises, as well as disposable freezer chests and disposable catering trays.

“Expanded or Foam Polystyrene” and “Polystyrene” shall mean blown polystyrene (polystyrene that has been expanded or blown using a gaseous blowing agent into a solid foam) and expanded and extruded forms, which are thermoplastic petrochemical materials utilizing a styrene monomer and processed by any number of techniques including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, form molding, and extrusion blown molding (extruded foam polystyrene), sometimes called Styrofoam, a Dow Chemical Co. trademarked form of polystyrene foam.. It bears the recycling number 6.

“Food Establishments” shall mean any operations, including, without limitation, food trucks, schools, farmers markets and other public venues that store, prepare, package, serve, vend or otherwise provide food for human consumption. Any establishment requiring a permit to operate in accordance with the State Food Code, 105 CMR 590.000, et. seq., shall be considered Food Establishments for the purposes of this Bylaw.

“Retail Establishments” shall mean any commercial business facility that sells goods directly to consumers including, but not limited to, grocery stores, pharmacies, liquor stores, convenience stores, retail stores and vendors selling clothing, food, and personal items, dry cleaning services, theaters and all other food services establishments.

“Public Venues” shall mean operations including, but not limited to meeting halls, churches, Town offices, the Senior Center, Recreation Department, Library, and the Wellfleet Elementary School.

Section 3. Use Regulations

Expanded or foam polystyrene food or beverage containers shall not be used or sold as disposable food service containers and cutlery by food establishments and/or retail establishments within the Town of Wellfleet on or after June 1, 2018. Any stock remaining after that date shall be accepted for disposal free of charge, through June 30, 2018, at the Wellfleet Transfer Station/Recycling Center.

This Bylaw shall not apply to:

1. Polystyrene packing peanuts and foam packaging reused from shipments coming to Wellfleet
2. Prepackaged meat and produce trays, egg cartons, and other food or beverage products bought from a wholesaler or out of town supplier
3. Polystyrene foam freezer chests enclosed in durable rigid plastic

Section 4. Administration and Enforcement

This Bylaw may be enforced by any Town Police Officer or agent of the Board of Health through any lawful means in law or in equity, including, but not limited to, non-criminal disposition pursuant to G.L.c.40, Section 21D and ARTICLE VII GENERAL SECTION 37. PENALTIES AND

ENFORCEMENT of the Town's General Bylaws. If non-criminal disposition is elected, then any Establishment which violates any provision of this Bylaw shall be subject to the following penalties:

First Offense:	\$100 fine
Second Offense:	\$200 fine
Third and Subsequent Offenses:	\$400 fine for each offense

Offenses occurring within two years of the date of first reported offense will be considered as subsequent offenses. Each day or portion thereof shall constitute a separate offense, to do or act anything thereon.

The Board of Health, after a hearing conducted in accordance with the procedures set forth in 105 CMR 590.14 and 590.15, may suspend or revoke the food service permit for any Establishment failing to comply with this Bylaw.

Section 5. Severability

If any provision of this Bylaw is declared invalid, or unenforceable, the other provisions shall not be affected thereby.

(Request of the Recycling Committee)

Board of Selectmen: Recommends 4-0.
Recycling Committee: Recommends 5-0.
Bylaw Committee: Recommends 3-0
(with exemption of "CUTLERY" from definitions)

SUMMARY: This article will expand the existing Plastic Bag Ban bylaw.

SECTION IV: ZONING BY LAW AMENDMENT ARTICLES

ARTICLE 32: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending Section VIII Administration, Sections 8.2.1 and 8.2.2 as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type.) (**Two- thirds vote required**)

SECTION 8.2 PERMITS REQUIRED

8.2.1 Construction or operations under a building or special permit shall conform to any subsequent amendment of this by-law unless the use or construction is commenced within a period of not ~~less than six~~ **more than twelve** months after the issuance of the permit, and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

~~8.2.2 Non-complying, nonconforming structures 10 years or older. Non-complying nonconforming structures which are 10 years or older and which are provided protections under MGL c.40A, §7 are entitled to treatment as lawfully pre-existing non-conforming structures as provided in this Bylaw.~~

8.2.2 Nonconforming structures 10 years or older. Any structure or alteration to a structure in existence for a period of at least 10 years shall be deemed to be a legally nonconforming structure under MGL c. 40A, §7 and this Bylaw, provided that no notice of an action, suit, or proceeding as to an alleged violation of MGL c. 40A or this Bylaw has been recorded in the registry of deeds, as provided in MGL c. 40A, §7.

SUMMARY: In 2016 the Legislature enacted, and Governor Baker signed into law, several amendments to the Zoning Act (MGL c. 40A). The proposed amendments to the Wellfleet Zoning Bylaws will bring the Bylaws into compliance with amendments made to MGL c. 40A Sections 6 and 7.

(Request of the Planning Board)

Board of Selectmen: Recommends 4-0.

Planning Board: Recommends 5-1-0.

Bylaw Committee: Recommends 3-0.

ARTICLE 33: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending Section VIII Administration, Section 8.4.2.4 as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type. (**Two- thirds vote required**)

8.4 BOARD OF APPEALS

8.4.2.4 Each application for a special permit shall be filed by the petitioner with the Town Clerk and a copy of said application, including the date and time of the filing certified by the Town Clerk, shall be filed forthwith by the petitioner with the Special Permit Granting Authority (SPGA). Special permits shall be issued only following a public hearing to be held within sixty-five days of the date certified by the Town Clerk of the filing of the application after filing by the applicant of an

application with the SPGA and with the Town Clerk, calculated from the date certified by the Town Clerk. Special permits shall lapse within two years, ~~and not~~ including such time required to pursue or wait the determination of an appeal from the grant thereof, ~~in if~~ a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.

Board of Selectmen: Recommends 4-0.

Planning Board: Recommends 5-0-1.

Bylaw Committee: Recommends 3-0.

SUMMARY: In 2016 the Legislature enacted, and Governor Baker signed into law, several amendments to the Zoning Act (MGL c. 40A). The proposed amendments to the Wellfleet Zoning Bylaws will bring the Bylaws into compliance with amendments made to MGL c. 40A Section 9.

(Request of the Planning Board)

ARTICLE 34: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending Section IX Overlay Districts, Section 9.3.11.2 as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type. (**Two-thirds vote required**))

9.3.11.2 The SPGA shall require the Applicant to post a bond at the time of construction in an amount adequate to pay the costs of removal of the RMD in the event the Town must remove the RMD. The value of the bond shall be based upon the ability to completely remove all the items noted in 9.3.11.1 and properly clean the RMD at prevailing wages. The value of the bond shall be determined based upon the Applicant's supporting information provided to the SPGA, consisting of three (3) written bids to meet the noted requirements. Use of consultants by the SPGA may be required at the expense of the applicant when evaluating or comparing the bids. An incentive factor of 1.5 shall be applied to all bonds to ensure compliance and adequate funds for the town to remove the RMD at prevailing wages. Notwithstanding the above, the bond amount is subject to review by the SPGA every three (3) years. (~~See "Potential Medical Marijuana Dispensary Overlay Zones" map below.~~)

Board of Selectmen: Recommends 4-0.

Planning Board: Recommends 5-0-1.

Bylaw Committee: Recommends 3-0.

SUMMARY: This is a housekeeping article. The deleted sentence was a directive to Annual Town Meeting voters, and was not intended to be part of the Bylaw. Note: SPGA is Special Permit Grant Authority.

(Request of the Planning Board).

ARTICLE 35: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending Section III, Section 3.3 Zoning Map and Section IX Overlay Districts, Section 9.1.2 Districts Established and Section 9.2.2 Overlay District Defined as follows: (Deleted language

appears as ~~striketrough~~ type; proposed language appears in **boldface** type. (**Two-thirds vote required**)

3.3 ZONING MAP

Said districts are bounded as shown on **the Town of Wellfleet Zoning Map, which is on file in the office of the Town Clerk. That map and** ~~a map entitled "Zoning Map Wellfleet, MA." Dated October 2004 which accompanies and which, with~~ all explanatory matter thereon is hereby made a part of this By-law. The responsibility for keeping the zoning map current will be that of the Board of Selectmen or its designee.

9.1.2 Districts Established

For the purposes of this section, there is hereby established in the Town of Wellfleet two Wellhead Protection districts which are overlay districts superimposed on the zoning districts. The Wellhead Protection districts consist of:

District I – the land bounded by LeCount Hollow Road from 150 feet west of its intersection with Ocean View Drive to State Route 6; State Route 6 from LeCount Hollow road to Old County Road; Old County Road from State Route 6 to Cahoon Hollow Road; Cahoon Hollow Road from Old County Road to a point 150 feet west of its intersection with Ocean View Drive; a line 150 feet west of Ocean View Drive running from Cahoon Hollow road to LeCount Hollow Road excluding any land that lies in a Commercial District on the effective date of this bylaw.

District II – the land within a one-half mile radius of the Coles Neck well.

The ~~w~~**Wellhead Protection districts established by this section are shown on the Town of Wellfleet Zoning Map, a map entitled "Wellhead Protection Districts in the Town of Wellfleet", dated April 2005,** which is on file in the office of the Town Clerk.

These overlay districts shall apply to all new construction, reconstruction or expansion of existing buildings and new or expanded uses.

9.2.2 Overlay District Defined

The Main Street Overlay District shall extend along the south side of Main Street, one lot in depth, from Bank Street to Holbrook Avenue. The Main Street Overlay District established by this section is shown on **the Town of Wellfleet Zoning Map, a map entitled "Main Street Overlay District in the Town of Wellfleet", dated April 2006,** which is on file in the office of the Town Clerk. Within the Main Street Overlay District, special permits are required under this by-law for all uses and structures required to obtain a special permit by the underlying Central District zoning district.

Board of Selectmen: Recommends 4-0.

Planning Board: Recommends 5-0-1.

Bylaw Committee: Recommends 3-0.

SUMMARY: This is a housekeeping article. In 2016, the Cape Cod Commission redesigned and digitized all Town zoning maps into one document. Deleting references to map dates

from these sections of the Zoning Bylaws eliminates the need to make additional amendments should redesigns occur in the future. (Request of the Planning Board)

ARTICLE 36: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaw by deleting the definitions “Sign” and “Sign, Area of” from Section II, Section 2.1 Definitions and deleting Section VII Signs in its entirety, and replacing these deletions with the language below, or take any other action related thereto. (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type. **(Two-thirds vote required)**)

SECTION II

2.1 DEFINITIONS

~~Signs—Any display of lettering, logos, pictorial matter, objects, colors, lights, or illuminated tubes, or the application or attachment of same to any device, surface, structure, boundary wall or fence, which is visible to any member of the public, which either conveys a message to the public, or intends to advertise, direct, invite, announce, or draw attention to, directly or indirectly, a use conducted on the premises, excluding window displays of merchandise. A single sign may have two sides that are facing in different directions and will be measured as the larger area of the sides.~~

~~Sign, Area of—An area determined by multiplying the extreme width by the extreme height of the sign, including borders, but excluding supports which do not bear advertisement.~~

SECTION VII SIGNS

~~**7.1 OBJECTIVES**—To preserve and enhance town character by requiring new or replacement signs which are compatible with their surroundings and are appropriately sized for their location. To promote the public welfare and safety through the elimination of roadside distractions.~~

7.2 SIGNS NOT REQUIRING PERMITS

~~———— 7.2.1 One sign for each family residing on the premises indicating the owner or occupant provided that no sign shall exceed two square feet in area.~~

~~———— 7.2.2 One sign not over six square feet in area advertising a Home Occupation.~~

~~———— 7.2.3 Directional signs not exceeding one square foot in area.~~

~~———— 7.2.4 One temporary unlighted sign not over six square feet in area pertaining to the sale, rent or lease of the premises, except in the National Seashore Park District, where the sign shall not exceed two square feet in area.~~

~~———— 7.2.5 One temporary unlighted sign not over six square feet in area pertaining to the construction or renovation of the premises, such sign to be removed upon completion of the work.~~

~~7.3 SIGNS REQUIRING PERMITS~~

~~7.3.1 One sign not over six square feet in area advertising a Service Trade Home Business.~~

~~7.3.2 A business other than or Home Occupation or Service Trade Home Business not having frontage and access on Route 6, or having frontage and access on Route 6 but located in a Zoning District other than the Commercial District, may have an aggregate total of twenty four square feet of sign area. This includes the main business sign, which shall not exceed twelve square feet in area, and all accessory signs, including temporary signs.~~

~~7.3.3 Businesses having frontage and access on Route 6 and located in the Commercial District may have an aggregate total of one hundred square feet of sign area. This includes a main business sign, which shall not exceed sixty four square feet in area, and all accessory signs, including temporary signs.~~

~~7.3.4 Multiple businesses sharing the same parcel of land may have in addition to the signage permitted under Section 7.3.2 or 7.3.3 one sign for each additional business not exceeding eight square feet for businesses having frontage on Route 6, or six square feet for businesses located off Route 6, in area mounted on or projecting from the building.~~

~~7.3.5 One sign bearing the name of a subdivision or condominium, not to exceed eighteen square feet in area OR one ladder type sign bearing multiple names of residents, provided that each name occupies a portion of the sign which does not exceed one square foot may be erected at the entrance of a subdivision or unimproved Town way.~~

~~7.4 GENERAL PROHIBITIONS~~

~~7.4.1 Flashing signs, signs containing moving parts, and signs which create the illusion of motion are prohibited.~~

~~7.4.2 The source of any sign's illumination which is visible from any public way or from any lot other than that upon which the sign is located is prohibited.~~

~~7.4.3 All signs internally illuminated by means of a concealed light source whereby all incandescent fluorescent, or neon devices are shielded from view by opaque or translucent materials, are prohibited, except for directional signs. All neon signs are prohibited.~~

~~7.4.4 Any sign which identifies a business, service, project, activity, or lessor which is defunct or which has not existed on the premises for twelve months or more shall be considered to be an abandoned sign and is prohibited.~~

~~7.5 LOCATION OF SIGNS~~

~~7.5.1 All signs shall be set back from roadways by a distance of five feet, and must be located on the owner's property in such a way as not to obstruct the view of traffic.~~

~~7.5.2 Signs installed on the roof may not project above the ridge of said roof.~~

~~7.5.3 Signs, which project over a public way, may be installed only in the Central District on buildings, which cannot meet setback requirements, and such projection is limited to six feet from the face of the building. The minimum clearance of projecting signs shall be eight feet from the public way.~~

~~7.5.4 Free standing signs along Route 6 may not exceed a height of twelve feet above the paved surface of the roadway or eight feet above existing grade. Freestanding signs off Route 6 may not exceed eight feet in height.~~

7.6 MAINTENANCE OF SIGNS

~~7.6.1 All signs must be maintained in a secure and safe condition.~~

~~7.6.2 Any sign which is deemed by the Building Inspector to be unsafe or to be a prohibited sign must be removed forthwith upon issuance of a citation to the owner. After 30 days of non-compliance, the Building Inspector may cause the sign to be removed at the owner's expense.~~

~~7.6.3 Wrapping signs is prohibited. Signs may be removed for winter storage or covered with painted plywood panels or other rigid material. Removal of signs for storage or maintenance shall not jeopardize protection provided under Section 7.7 of this Sign Code.~~

7.7 NON-CONFORMING SIGNS

~~7.7.1 Non conforming signs in existence at the time of adoption of this bylaw shall be allowed to remain until such time as the premises are transferred or sold and the name or use is changed.~~

7.8 PERMITS

~~7.8.1 No sign shall be erected or altered without a permit granted by the building Inspector, except that signs authorized by Sections 7.2.1, 7.2.2, 7.2.3, 7.2.4 and 7.2.5 may be erected without a sign permit.~~

~~(Attorney General approval with the understanding that signs containing non-commercial messages may be displayed without the requirement of obtaining any form of permit. See Matthews v. Needham, 764 F.2d 58 (1985))~~

SECTION II

2.1. DEFINITIONS

Signs - See Section VII Signs.

Sign, Area of - See Section VII Signs

SECTION VII - SIGNS

7.1. OBJECTIVES

To preserve and enhance Town character by requiring new or replacement Signs which are compatible with their surroundings, are appropriately sized for their location and appropriate for the Zoning District within which a Sign is located without unduly restricting the conduct of lawful enterprise or expression.

To promote the public welfare and safety through the elimination of roadside distractions.

7.2. DEFINITIONS

7.2.1. Sign - Any display of lettering, logos, pictorial matter, flags other than governmental flags, banners, objects, colors, lights, or illuminated tubes, or the application or attachment of same to any device, surface, structure, boundary wall or fence, which is visible to any member of the public, which either conveys a message to the public, or intends to advertise, direct, invite, announce, or draw attention to, directly or indirectly, a use conducted on the premises, excluding window displays of merchandise.

7.2.2. Sign Area - The area within a single rectangle enclosing all the display area of the Sign(s), including borders, frames, structural members, and without deduction for open space or other irregularities. The area is determined by multiplying the extreme width by the extreme height above the lowest 3 feet of the supports. A single Sign may have two sides that are facing in different directions and will be measured as the larger area of the sides.

7.2.3. Sign, Temporary - Any Sign that is displayed for not more than 30 days within a calendar year. All Temporary Signs shall be related to a temporary event or activity.

7.3. ADMINISTRATION AND EXEMPTIONS

7.3.1. This Bylaw shall be administered by the Building Inspector. Except as required by law and as otherwise set forth below, no Sign shall be erected without a permit issued by the Building Inspector.

7.3.2. Signs erected by the Municipal, County, State or Federal government as may be deemed necessary for their respective functions are exempted from the provisions of the Sign Bylaw.

7.3.3. Signs required by Municipal, County, State or Federal regulation or law are exempted from the provisions of this Sign Bylaw.

7.3.4. One flag per business to a maximum size of 15 square feet is exempted from the provisions of this Sign Bylaw.

7.3.5. All Signs must be located on the premises of the use, business, occupation, event or activity for which the sign conveys a message to the public, or intends to advertise, direct, invite, announce, or draw attention to, directly or indirectly.

7.3.6. All Temporary Signs shall be removed promptly upon conclusion of the events or activities announced thereon.

7.3.7. A non-conforming Sign in existence at the time of adoption of this bylaw shall be allowed to remain until one or more of the following conditions occurs: the Sign is substantially relocated, replaced, reconstructed.

7.3.8. When the provisions of this Bylaw, or the drawing and specifications approved thereunder, or the terms of a permit issued thereunder, are not complied with, a stop work or removal order shall be served on the property owner and/or his representative, tenant, or person in possession of the property by the Building Inspector, and a copy thereof shall be posted at the site of the violation. Such stop work or removal order shall not be removed except by written notice from the Building Inspector's office after satisfactory evidence has been supplied that the violation has been corrected. Failure to comply with such stop work or removal order shall constitute a violation of this Bylaw. Any person violating any provision of the Bylaw shall be fined as provided in Section 8.3 from the time that the stop work or removal order is first served, for each offense.

7.3.9. Persons aggrieved by this Bylaw, or actions of the Building Inspector relative to it, may appeal to the Wellfleet Zoning Board of Appeals pursuant to Section 8.4.1.

7.4. LOCATION OF SIGNS

7.4.1. All Signs must be located on the premises in such a way as not to obstruct the view of traffic or create other safety hazards. Signs must be located with at least a 2 foot setback from the property line.

7.4.2. Signs that project over a public right of way shall be allowed only in the Central District and only on buildings which cannot meet setback requirements. Such signs shall not project more than 3 feet from the face of the building, and must have a minimum clearance of 9 feet above the public right of way. No Signs shall project over roadways. Signs projecting over a public right of way, including sidewalks, must be approved by the Board of Selectmen.

7.4.3. Signs, including Temporary Signs, shall not be placed on sidewalks.

7.5. SIGNS NOT REQUIRING PERMITS

7.5.1. One Sign for each family residing on the premises indicating the owner or occupant provided that no Sign shall exceed 2 square feet of Sign Area.

7.5.2. One unlighted sign for Home Occupations on each premises not exceeding 6 square feet of Sign Area or 5 feet in height, advertising all Home Occupation(s).

7.5.3. On each premises, not more than four unlighted directional Signs, each not exceeding 1 square foot of Sign Area.

7.5.4. On each premises, one unlighted Sign related to the sale, rent or lease, may be displayed while the premises, or any part thereof, is on offer for sale, rent or lease. Such Sign shall not exceed 6 square feet of Sign Area or 5 feet in height, except in the National Seashore Park District, where the Sign shall not exceed 2 square feet of Sign Area, or 3 feet in height.

7.5.5. On each premises, one unlighted Sign may be displayed while the premises, or any part thereof, is subject to a valid building permit. Such Sign shall not exceed 6 square feet of Sign Area or 5 feet in height and shall be related to the building permit. All such signs shall be removed prior to issuance of a Certificate of Occupancy.

7.5.6. Signs not requiring permits under this Section 7.5 shall not be included in the aggregate limits under Section 7.6.

7.6. SIGNS REQUIRING PERMITS

7.6.1. Service Trade Home Business(es) may have one Sign not exceeding 6 square feet of Sign Area or 5 feet in height on each premises.

7.6.2. Except as provided in 7.6.3. below, a business may have an aggregate total of 24 square feet of Sign Area on each premises, including Temporary Signs. No Sign shall exceed 12 square feet of Sign Area. No freestanding Sign shall exceed the greater of 8 feet in height above the natural grade, or 8 feet above the grade of the adjacent roadway. Signs may be attached to the building, however Signs attached to building sides shall not project more than 3 feet from the building and must have a minimum clearance of 9 feet above the ground level. Signs shall not project above the roof line.

7.6.2.1. For each premises located as provided in 7.6.2 and having multiple businesses, the premises may have additional Sign Area of 6 square feet for each business.

7.6.3. For a business on a premises having frontage on and access onto Route 6 and located in the Commercial District, the business may have an aggregate total of 64 square feet of Sign Area, including Temporary Signs. No Sign shall exceed 36 square feet of Sign Area. No Sign shall exceed the greater of 10 feet in height above the natural grade or 10 feet above the grade of the adjacent roadway. Signs may be attached to the building, however Signs attached to building shall not project more than 3 feet from the building sides and must have a minimum clearance of 9 feet above ground level. Signs shall not project above the roof line.

7.6.3.1. For each premises located as provided in 7.6.3 and having multiple businesses, the premises may have additional Sign Area of 9 square feet for each business.

7.6.4. One Sign bearing the name of a subdivision or condominium, not to exceed 12 square feet of Sign Area or 8 feet in height. Alternatively, the subdivision or condominium may have one ladder-type Sign, not to exceed 8 feet in height bearing multiple names of residents, provided that each name Sign does not exceed 1 square foot in Sign Area.

7.7. GENERAL PROHIBITIONS

7.7.1. Flashing Signs, Signs containing moving parts, and Signs which create the illusion of motion are prohibited.

7.7.2. The source of any Sign's illumination which is visible from any public way or from any premises other than that upon which the Sign is located, or light which is directed above the sign toward the sky, is prohibited.

7.7.3. All Signs internally illuminated by means of any concealed light source are prohibited, except for directional Signs.

7.7.4. All neon, neon-like or Signs made of lights, including but not limited to Light Emitting Diode (LED), are prohibited.

7.7.5. Any Sign which identifies a business, service, project, or activity, that is defunct or which has not existed on the premises for 12 consecutive months or more shall be considered to be an abandoned Sign and is prohibited.

7.7.6. Off-premises Signs are prohibited.

7.7.7. Signs installed on the roof, or on building, shall not project above the ridge of said roof.

7.8. MAINTENANCE OF SIGNS

7.8.1 All Signs must be maintained in a secure and safe condition.

7.8.2. Any Sign that is deemed by the Building Inspector to be unsafe, not properly permitted, or to be a prohibited Sign must be removed forthwith upon issuance of a citation to the owner. After 30 consecutive days of non-compliance, the Building Inspector may cause the Sign to be removed at the owner's expense, subject to constitutional limitations and pursuant to the Building Inspector's authority to enforce this Bylaw under Section 8.1. and General Laws c. 40A, §7.

7.8.3. Wrapping of Signs is prohibited. Signs may be removed for winter storage or covered with painted plywood panels or other rigid material. Removal of Signs for storage or maintenance shall not jeopardize protection provided under Section 7.3.7. of this Bylaw.

Board of Selectmen: Recommends 4-0.

Planning Board: Recommends 5-0-1.

Bylaw Committee: Recommends 3-0.

SUMMARY: The objectives of the Sign Bylaw changes are mainly: 1.) to incorporate sign-related definitions into the Section VII Sign Bylaw for better understanding, 2.) to reorganize the principal sections into a more logical sequence, 3.) to control the sizes of the largest signs in Town which are, and should be, mainly on Route 6 in the Commercial District (C), and 4.) to amend the Bylaws to comply with the 2015 Supreme Court decision regarding the unconstitutionality of content-based regulation of speech (Reed v. Town of Gilbert).

(Request of the Planning Board)

ARTICLE 37: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by repealing Section VI General Regulations, Section 6.30 Formula Business Special Permit, and by deleting the definition of “Business, Formula” from Section II Definitions, and further by deleting the reference to “Business, Formula” from the Commercial Use table in Section 5.3.2. as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type.)

~~Business, Formula—A retail trade business which does or is required by contractual or other arrangement or as a franchise to maintain any of the following features:~~

~~Standardized (formula) array of merchandise, exterior trademark or service mark, defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols, designs, and/or architecture, façade that identifies the business as one (1) of twenty five (25) or more other businesses worldwide.~~

5.3.2 Commercial	CD	R1	R2	NSP	C	C2
Business, Formula	Ø	Ø	Ø	Ø	A	Ø

~~6.30 FORMULA BUSINESS SPECIAL PERMIT~~

~~(ATM 4/25/11)~~

~~6.30.1 Purpose~~

~~The purpose and intent of the Formula Business regulation is to address the adverse aesthetic, community character, and general welfare impact of standardized businesses on Wellfleet’s historic and residential areas as well as gateways to the Town. Formula businesses will have a negative impact on the town’s historical and cultural relevance, unique Cape Cod rural character, and overall attractiveness as a small town, locally oriented tourist destination. These uses are therefore restricted in order to maintain Wellfleet’s distinct community and natural experiences.~~

6.30.2 Applicability

The proposed use of any building or structure for a Formula Business, as defined herein, shall require a Special Permit issued by the Planning Board.

6.30.3 Standards and Criteria

The property owner shall complete and submit an application for a Special Permit to the Planning Board in accordance with the Wellfleet Planning Board Guidelines and Procedures. The following standards and criteria shall apply to Special Permit applications under Section 6.30, in addition to the Special Permit Criteria imposed by Section 8.4.2:

1. Approval of the formula based business establishment will not substantially alter or detract from the established character of the location.
2. Approval of the formula based business establishment will contribute to a diverse and appropriate blend of businesses in its location.
3. The formula based business establishment will be compatible with existing surrounding uses; has been designed and will be operated in a non-obtrusive manner to preserve the location's community character; and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites.
4. There shall not be a substantial impact to the public safety from increased traffic. At the discretion of the Planning Board, the applicant may be required to submit a traffic study, prepared by a Registered Professional Engineer, approved by the board so as to ensure pedestrian and vehicular safety both on the site and accessing and egressing from it.
5. There shall not be any adverse impacts to the roadway or abutting properties from the loading area. The applicant shall submit a plan indicating the provision for rubbish removal, including the dumpster location with proper screening and buffering so that there are not any substantial adverse impacts to abutting properties.
6. Minimize obstruction of scenic views from publicly accessible locations; Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned; Minimize glare from headlights and lighting intrusion.
7. Ensure compliance with the provisions of this Zoning Ordinance, including parking and

~~landscaping.~~

~~8. Architecture and signage must reflect and/or compliment surrounding architecture and signage.~~

Board of Selectmen: Recommends 4-0.

Planning Board: Recommends 6-0.

Bylaw Committee: Recommends 3-0.

SUMMARY: The current Section 6.30 has no standing in law. As part of its October 6, 2015 decision vacating the Board of Appeals' February 8, 2012 denial of Cumberland Farms' application for two special permits, the Commonwealth of Massachusetts Land Court declared Wellfleet's 6.30 Formula Business Special Permit bylaw invalid both facially and as applied. Therefor the bylaw is no longer enforceable, and repealing it will avoid future confusion and/or possible litigation.

(Request of the Planning Board)

ARTICLE 38: Zoning Bylaw Amendment – Food Trucks. To see if the Town will vote to amend the Zoning Bylaws by amending Section II, Section 2.1, Definitions and Section V, Section 5.3, Use Regulations by inserting the language below, in alphabetical order, where appropriate, or take any other action related thereto. **(Two-thirds vote required)**

Section II Definitions

Section 2.1

Food Truck – A readily movable, non-motorized trailer or cart or a motorized wheeled vehicle that is designed and equipped to cook, prepare, and/or serve food for retail sale while parked on land other than a public or private street, and shall include any food truck, food cart, canteen truck, catering truck, breakfast truck, lunch truck, lunch wagon, or any other mobile food vehicle. All Food Trucks must be registered with the Massachusetts Registry of Motor Vehicles, as required. The following Food Truck uses are exempt from this definition and do not require a special permit:

- a. A Food Truck operating at a special event approved by the Board of Selectmen, such as Oysterfest, a carnival or similar event;
- b. A Food Truck operating as an accessory use to an outdoor municipal or governmental recreational use, including but not limited to public beaches, municipal playing fields or similar use; and
- c. A Food Truck catering a private event in any zoning district, which shall remain on the property for a period not to exceed 24-hours.

Section 5.3.2 Use Regulations

5.3.2 Commercial	CD	R1	R2	NSP	C	C2
Food Truck	A	O	O	O	A	O

Board of Selectmen: Has no recommendation 3-1.

Planning Board: Recommends 5-1-0.

Bylaw Committee: Recommends 3-0.

SUMMARY: The appropriate use of land is regulated under the Town of Wellfleet Zoning By-Laws (WZBL). As per WZBL Section 5.2, uses not listed in WZBL Section 5.3 Use Regulations are prohibited unless the Board of Appeals "...determines that the use closely resembles in its neighborhood impact(s) a use listed as permitted or authorized under special permit, in the same zoning district." Inserting the language above into the WZBL provides clear statement of where land may be used for Food Trucks. Food Trucks operating on land other than public or private streets will be an allowed land use by Special Permit in the Central (CD) and Commercial (C) Zoning Districts, where similar uses (i.e. retail businesses and food establishments) are already permitted. Certain Food Truck uses have been exempted to 1) allow the Town of Wellfleet to continue licensing Food Trucks to operate on public land under certain circumstances, and 2) permit Food Trucks to cater private events in any zoning district.

(Request of the Planning Board)

SECTION V: DISPOSITION OF TOWN PROPERTY ARTICLES

ARTICLE 39: Disposition of Town property - Pleasant Point bulkhead land area. To see if the Town will vote pursuant to Article III, Section 7 of the Town Bylaws to transfer the care, custody, management and control of a parcel of land off Pleasant Point Road, approximately 10,100 square feet, as shown on a sketch plan entitled "Portion of Approved Plan of Record for DEP File # SE77-1367 for Marine Bulkhead," a copy of which is on file with the Town Clerk, being a portion of that property identified as Assessor's Map 35-1, Parcel 210, and described in a Judgment in Tax Lien Case recorded with the Barnstable Registry of Deeds in Book 13615, Page 321, from the tax title custodian for tax title purposes, to the Board of Selectmen for the purpose of conveyance to the abutting owners, being the owners of Assessors Map 35-1, Parcel 112, Parcel 113, Parcel 114 and Parcel 115, for the purpose of reconstructing the existing bulkhead, provided that any such conveyance shall require the abutting owners to pay any and all costs and expenses associated with said conveyance, including, but not limited to, the costs of a survey, any and all permits and approvals required to reconstruct said bulkhead and legal fees incurred by the Town, and on such other terms and conditions as the Board of Selectmen shall determine, including the payment to the Town of additional consideration for said conveyance and the imposition by the Town of any restrictions on the premises conveyed, or do or act anything thereon. ***Two-thirds vote required.***

Board of Selectmen: Recommends 3-1.

Open Space Committee: Recommendation reserved to Town Meeting.

Finance Committee: Recommends 7-0.

Planning Board: Recommendation reserved to Town Meeting.

Conservation Commission: Recommends 3-1.

Natural Resources Advisory Board: Recommendation reserved to Town Meeting.

SUMMARY: The portion of the property which is proposed to be conveyed consists of approximately 10,000 square feet and is presently occupied by an existing bulkhead protecting four residential properties and associated stairs. The existing timber bulkhead is failing and replacement has been approved by the Conservation Commission.

ARTICLE 40: Septic System Easement Access for 15 Kendrick Ave. To see if the Town will vote to convey "Septic System Easement Area" as shown on a plan entitled "Sketch Plan of Land 15 Kendrick Avenue Prepared for Robert C. Ferris, Deed Book 6522, Page 109, & the Town of Wellfleet Defining an Easement for the Septic System Components, dated March 23, 2017, a copy of which is on file with the Town Clerk. The request is for easement on Town-owned property, being Assessor's Map 21, Parcel 111, for the benefit of 15 Kendrick Avenue for the purposes of access, installation, operation, maintenance repair and replacement, or do or act anything thereon. ***Two-thirds vote required.***

Board of Selectmen: Recommends 4-0.

Open Space Committee: Recommendation reserved to Town Meeting.

Planning Board: Recommendation reserved to Town Meeting.

Conservation Commission: Recommends 4-0.

Natural Resources Advisory Board: Recommendation reserved to Town Meeting.

SUMMARY: This easement is required to provide an access for the purposes of repairs and maintenance to an existing septic system that services private property, i.e., 15 Kendrick Avenue, and is located on Town land.

ARTICLE 41: Disposition of Town Land to Conservation Commission. To see if the Town will vote to transfer care, custody, management and control of Assessors Map 8, Parcel 270 from the board or commission currently having custody thereof and from the purpose for which said property is currently held, to the Wellfleet Conservation Commission for open space purposes, or to do or act anything thereon. ***Two-thirds vote required.***

Board of Selectmen: Recommends 4-0.

Open Space Committee: Recommendation reserved to Town Meeting.

Planning Board: Recommends 6-0.

Conservation Commission : Recommends 3-0-1.

Natural Resources Advisory Board: Recommends 5–0.

SUMMARY: The land is marshland that abuts existing conservation properties. Map 8 Parcel 270 is north of Brown’s Neck Road and south of Cole’s Neck Road and Peace Valley Road

ARTICLE 42: Disposition of Town Land to Conservation Commission. To see if the Town will vote to transfer care, custody, management and control of Assessors Map, 41 Parcel 189 from the board or commission currently having custody thereof and from the purpose for which said property is currently held, to the Wellfleet Conservation Commission for open space purposes, or to do or act anything thereon. ***Two-thirds vote required.***

Board of Selectmen: Recommends 4-0.

Open Space Committee: Recommendation reserved to Town Meeting.

Planning Board: Recommends 6-0.

Conservation Commission : Recommends 3-0-1.

Natural Resources Advisory Board: Recommends 5–0.

SUMMARY: The lot is marshland that abuts conservation land on Mill Hill Island.

SECTION VI: UNCLASSIFIED ARTICLES

ARTICLE 43: Extend the Charge of the Charter Review Committee. To see if the Town will vote to continue the Charter Review Committee created by a vote of the 2016 Annual Town Meeting for 1 (one) year, and further to direct the committee to report back to the next Annual Town Meeting, or do or act anything thereon

Board of Selectmen: Recommends 4-0.

Bylaw Committee: Recommends 3-0.

SUMMARY: 2016 Annual Town Meeting vote approved creation of a 7-member Charter Review Committee and such committee was charged to report back to the next Annual Town Meeting. This article extends the Charter Review Committee's timeline so they may report back to Town Meeting voters at the 2018 Annual Town Meeting.

(Requested by the Charter Review Committee)

ARTICLE 44: Room Occupancy Tax. To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation, printed below, authorizing the Town to impose a room occupancy tax on seasonal rentals not currently subject to such tax; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Board of Selectmen approves amendments thereto prior to enactment by the General Court, and provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or do or act anything thereon.

An Act Relative to the Application of the Local Option Room Occupancy Excise Tax to Seasonal Rental Properties in the Town of Wellfleet.

Section 1. Notwithstanding the provisions of any general or special law to the contrary, in addition to the authority to impose a local excise tax upon any transfer of occupancy of any room or rooms as may be set forth in and authorized by G. L. c. 64G, §3A or other law, as the same may be amended from time to time, the Town of Wellfleet shall, commencing on the first day of the fiscal year that begins after the effective date of this Act, be authorized to impose a local excise tax upon the transfer of occupancy of any room in a seasonal rental property or other transient accommodations located within said Town by any operator at the rate of up to but not exceeding five (5) percent of the total amount of rent of each such occupancy.

Section 2. For the purpose of this chapter, all terms used herein shall, unless the context requires otherwise, have the same meanings as set forth in G. L. c. 64G, §1 and as follows:

“Occupancy”, the use or possession, or the right to the use or possession of any room or rooms in a bed and breakfast establishment, bed and breakfast home, lodging house, motel, seasonal rental property or other transient accommodation designed and normally used for sleeping and living purposes, or the right to the use or possession of the furnishings or the services and accommodations, including breakfast in a bed and breakfast establishment or bed and breakfast home, accompanying the use and possession of such room or rooms, for a period of ninety consecutive calendar days or less, regardless of whether such use and possession is as a lessee, tenant, guest, or licensee.

“Seasonal rental property or other transient accommodations” shall mean any bed and breakfast home, as defined by G. L. c. 64G, §1 and any residential or commercial dwelling, dwelling unit or part thereof, unit of a condominium dwelling as defined by G. L. c. 183A, or time-share as defined by G. L. c. 183B, used for the lodging of guests or invitees in exchange for rent.

Section 3. No excise shall be imposed upon for the transfer of occupancy of any room in a seasonal rental property or other transient accommodations if the total amount of rent is less than fifteen dollars per day or if the accommodation, other than a bed and breakfast home, is exempt under the provisions of G. L. c. 64G, §2.

Section 4. All operators of seasonal rental properties or other transient accommodations shall be responsible for assessing, collecting, reporting, and paying such excise tax as set forth in G. L. c. 64G, §§3-6, 7A and shall be liable in the same manner as operators in G. L. c. 64G, §7B.

Section 5. This Act shall take effect upon its passage.

Board of Selectmen: recommends 4–0.

Finance Committee: recommends 7–0.

SUMMARY: Renews previous petition voted at the 2015 Annual Town Meeting which has not been acted upon by the State Legislature. Representative Peake’s office has requested that it be re-voted for the next legislative session. The petition would make vacation rentals subject to the same rooms tax as is currently paid by hotels and motels.

ARTICLE 45: Real Estate Transfer Tax - To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation authorizing the Town to impose a 0.5% real estate transfer tax as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Board of Selectmen approves amendments thereto prior to enactment by the General Court, and provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF WELLFLEET TO IMPOSE A 0.5% REAL ESTATE TRANSFER TAX.

Section 1. There is hereby imposed a real estate transfer tax equal to 0.5% (half percent, h%) of the purchase price upon the transfer of any real property interest in any real property situated in the Town of Wellfleet. Said tax shall be the liability of the seller of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said tax shall not affect such liability of the seller. The tax shall be paid to the Town of Wellfleet. The receipts collected in each fiscal year shall be deposited in the Town's Affordable Housing Trust Fund.

Section 2. The following transfers of real property interests shall be exempt from the real estate transfer tax:

- (a) Transfers to the Government of the U. S., The Commonwealth, the Town of Wellfleet and to any of their instrumentalities, agencies or subdivisions.
- (b) Transfers made without additional consideration to confirm, correct, and modify transfers previously made.
- (c) Transfers with consideration of less than \$100.00 which include, but are not limited to, the following: name change, transfer into trust or out of trust where grantor and grantee are the same party.
- (d) Transfers among or between immediate family members including spouses, parents, children, grandparents, grandchildren, step parents, step children, brothers and sisters.
- (e) Transfers to any charitable organization as defined in Clause 3 of Section 5 of Chapter 59 of the General Laws or any religious organization providing that the real property interests so transferred will be held solely for public charitable or religious purposes.
- (f) The first \$500,000 of the purchase price shall be exempt from the tax.

Section 3.

- (a) The fee imposed shall be due at the time of the transfer of the real property interest.
- (b) The seller shall pay interest on any unpaid amount of the tax at the rate the Town collects on unpaid real estate taxes.
- (c) The Town shall notify a seller by registered or certified mail of any failure to discharge the amount in full of fee due.
- (d) All tax and interest required to be paid under this Act shall constitute a personal debt of the seller and may be recovered in an action of contract.

Section 4. This Act shall take effect on passage.

Board of Selectmen: Recommends 4-0.
 Finance Committee: Recommends 7-0.
 Housing Authority: Recommends 3-0.
 Local Housing Partnership: Recommends 5-0.

ARTICLE 46: Safe Communities Act - To see if the Town will vote to request Wellfleet Selectmen authorize all Town officials to refrain from using Town funds and other resources for the enforcement of federal immigration laws in keeping with current practices, unless presented with a criminal warrant or other evidence of probable cause as required by the fourth amendment of the United States constitution. (non-binding resolution)

And furthermore to see if the Town will vote to request Wellfleet Selectmen protect the civil liberties and human rights of all Wellfleet residents and visitors regardless of race, ethnicity, religion, ability, sexual and gender identity, national origin or citizenship and immigration status.

Board of Selectmen: Recommends 5-0.

SUMMARY: This article seeks to reaffirm the Town's commitment to the values of freedom, justice and equality for all Wellfleet residents and visitors and enables all residents and visitors to lead lives of peace and dignity free from fear, harassment and violence.

ARTICLE 47: To see whether the Town will vote to direct the Board of Selectmen not to allow any permit applications for the Herring River Restoration Project until, and unless, the project proponents give assurance that they will provide appropriate insurance and security to protect fishermen, aquaculturists, local business owners, private property owners, and town-owned property, for potential damages, financial losses and legal expenses that could result from the Project.

(Petitioned Article)

Board of Selectmen: Does NOT recommends 4-0.

Herring River Restoration Committee: Recommendation reserved to Town Meeting.

ARTICLE 48: To see whether the town will vote to direct the Board of Selectmen not to allow any permit applications for the Herring River Restoration Project until, and unless, the Project has been modified so that no herbicides will be used in the project area.

(Petitioned Article)

Board of Selectmen: Does NOT recommends 4-0.

Herring River Restoration Committee: Recommendation reserved to Town Meeting.

SECTION VII: STANDARD ANNUAL ARTICLES

ARTICLE 49: To see if the Town will vote to authorize the Town Administrator or his designee to dispose of the following articles of personal property by trade in or sale, or do or act anything thereon.

None at time of printing.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

SUMMARY: This Article authorizes the Town Administrator or his designee to dispose of surplus/outdated supplies and equipment during the fiscal year. All money received for the disposal of such goods is to be placed in the General Fund, as appropriate. Any credit for trade in value will be applied against the purchase of the replacement vehicle.

ARTICLE 50: To see if the Town will vote in accordance with G. L. c. 41, §38 to authorize the Town Collector to use all means for collecting taxes, which the Treasurer may use when appointed Collector, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

SUMMARY: This Article authorizes the Town Collector when appointed to use all pertinent sections of the Massachusetts General Laws to collect taxes due.

ARTICLE 51: To see if the Town will vote to assume liability in the manner provided by G. L. c. 91, §29 and 29A, as most recently amended, for damage that may be incurred for work to be performed by the Department of Environmental Protection of Massachusetts for improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores and shores along a public beach, excluding the Herring River and Herring River Dike, in accordance with G. L. c. 91, §11, and to authorize the Selectmen to execute and deliver a bond of indemnity therefore to the Commonwealth, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: The Commonwealth requires that the Town annually assume all liability for damages that may occur when work is performed by the Massachusetts Department Environmental Management within tidal and non-tidal waterways within the Town.

ARTICLE 52: To see if the Town will vote pursuant to the provisions of G. L. c. 71, §16B, to reallocate the sum of the Town's required local contributions to the Nauset Regional School District in accordance with the Nauset Regional School District Agreement, rather than according to the formula of the Education Reform Act, so-called, for fiscal year 2019, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

SUMMARY: This annual request would apportion the operating budget of the Nauset Regional School District on a per pupil basis, rather than the Education Reform Act Formula. The Article will apportion the Nauset Regional School District Assessment for Fiscal 2019 to the four member Towns based on their proportionate enrollment within the school district. This is the method provided within the inter-municipal agreement approved by the four Towns establishing the Nauset Regional School District, and has been applied in each of the past fifteen years by Town Meeting vote.

SECTION VIII: STANDARD CLOSING ARTICLES

ARTICLE 53: To hear reports of the Selectmen, Town Officers, -and all other Committees and to act thereon, or do or act anything thereon.

Board of Selectmen: Recommends 4-0.

ARTICLE 54: To act on any other business that may legally come before the meeting.

Board of Selectmen: Recommends 4-0.

SUMMARY: Moderator's appointments are made under this article.

ANNUAL TOWN ELECTION WARRANT

Monday, May 1, 2017

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet at the **WELLFLEET SENIOR CENTER, 715 OLD KING'S HIGHWAY in Wellfleet on Monday the 1st day of May, 2017, between twelve o'clock noon and seven o'clock p.m.**, then and there to vote for the election of the following Town officers: one Moderator for one year; one Selectmen for three years; two members of the Wellfleet Elementary School Committee for three years; one member of the Nauset Regional School Committee for three years; two Library Trustees for three years; and one Cemetery Commissioner for three years. Also, to vote on the following questions:

Question 1: Shall this Town approve the Charter amendment proposed by the Town Meeting summarized below?

Summary: A continued session of the April 26, 2016 Annual Town Meeting voted to approve amendments to Sections 5-3-2(o), 7-7-2(h) and 8-8-4 of the Town's Home Rule Charter clarifying the supportive roles of the Department of Public Works and Town Administrator in implementing decisions of the Board of Water Commissioners relative to the Town's water systems and expanding the Board's authority to select a qualified agent to monitor such systems.

Question 2: Shall this Town approve the Charter amendment proposed by the Town Meeting summarized below?

Summary: A continued session of the April 25, 2016 Annual Town Meeting voted to approve an amendment to Section 7-1-4 of the Town's Home Rule Charter inserting a provision allowing, but not requiring, the Moderator to permit a member of the Finance Committee, who would otherwise be prohibited from holding any additional Town office other than Personnel Board, to hold another Town office.

Question 3: Shall the Town of Wellfleet be allowed to assess an additional \$147,300 in real estate and personal property taxes for the purpose of funding two additional firefighter/paramedic positions for the fiscal year beginning July first, 2017?

Question 4: Shall the Town of Wellfleet be allowed to assess an additional \$50,000 in real estate and personal property taxes for the purpose of providing daily single stream recycling and other trash pickup to the Wellfleet beaches, Baker Field Recreation area and to the Marina for fiscal year 2018?

Question 5: Shall the Town of Wellfleet be allowed to exempt from the provisions of Proposition Two and one-half, so-called, the amounts required to pay the Town of Wellfleet's allocable share of the bond issued by the Nauset Regional School District for the purpose of paying costs of a feasibility study for the Nauset Regional High School, 100 Cable Road, N. Eastham, MA, 02651, including the payment of all costs incidental or related there to.

Question 6: This question is not binding.

Whereas, the original design for the Pilgrim Nuclear Power Station (PNPS) spent fuel pool was for 880 assemblies and now holds over 2,822 densely racked and tightly packed assemblies, and;

Whereas, the PNPS spent fuel pool holds over 11 times the amount of cesium released at Chernobyl, and;

Whereas, the MA Attorney General Office 2006 report cited an accident at PNPS could result in 24,000 latent cancers, \$488 billion in damages, and contamination of hundreds of miles downwind, and;

Whereas, 885 Boraflex panels, which prevent criticality and fire, will be susceptible to unacceptable levels of deterioration by September 2017, and;

Whereas, the PNPS spent fuel pool is vulnerable to terrorist and cyber attack, and;

Whereas, citizens of the Town of Wellfleet find this to be an unacceptable threat to our health and safety and must be resolved in the most timely manner.

Therefore, Should the people of the Town of Wellfleet direct the town's government to communicate with Governor Baker to employ all means available to ensure spent nuclear fuel generated by the Pilgrim Nuclear Power Station be placed in secure dry casks as soon as technically feasible and consistent with the highest standards, ready to be moved to a permanent federal facility when available in order to protect the health, welfare, and economic interests of the Town of Wellfleet and its inhabitants and visitors?

2017 ANNUAL TOWN MEETING WARRANT &

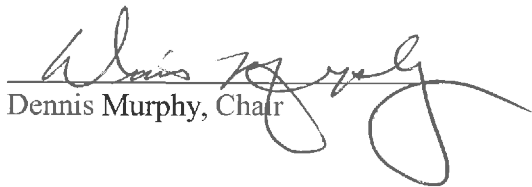
ANNUAL TOWN ELECTION WARRANT

And you are hereby directed to serve these warrants by posting attested copies thereof, one in the Post Office in Wellfleet and one in the Post Office in South Wellfleet, fourteen (14) days at least before the date of said meetings.

Hereof fail not and make due return of these warrants with your doings thereon, to the Town Clerk, at the time and place of said meetings.

Given under our hands this 28th day of March, 2017.

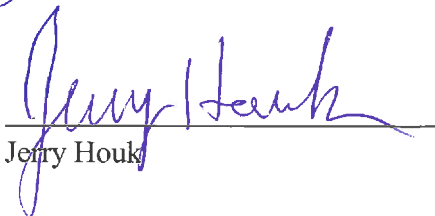
Wellfleet Board of Selectmen


Dennis Murphy, Chair


Berta Bruinooge, Vice Chair


Janet Reinhart, Clerk

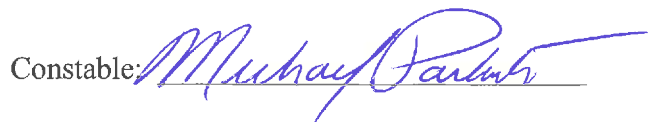

Helen Miranda Wilson


Jerry Houk

Constable's Return of Service

I have served the foregoing warrants by posting attested copies thereof in the Post Office in Wellfleet and the Post Office in South Wellfleet and by delivering to the Town Administrator printed copies of the Warrant of a number not less than the number of registered voters in the Town on March 29, 2017, which is at least fourteen (14) days before the date of said meeting, as within directed.

Date: 3/29/17

Constable: 

APPENDIX A & B
ARTICLES 1 & 3
FY 2018 OPERATING & CAPITAL BUDGETS SUMMARY

The Fiscal Year 2018 Operating Budget generally provides for the continuation of all services delivered during the previous fiscal year. A breakdown of the entire budget showing expenditures requiring Town Meeting approval and revenue estimates follows.

APPROPRIATIONS	FY2015	FY2016	FY2017	FY2018
Operating Budget	\$15,230,157	\$15,903,219	\$16,639,217	\$17,672,279
Capital Debt Service	\$1,507,378	\$1,270,180	\$1,546,368	\$1,820,602
Capital Expenditures	\$1,021,555	\$625,514	\$624,248	\$525,000
Articles (estimated)	\$859,457	\$1,023,749	\$824,024	\$463,000
Other: Overlay, Cherry Sheet	\$557,064	\$579,459	\$510,078	\$464,181
TOTAL:	\$19,175,611	\$19,402,121	\$20,169,660	\$20,945,062

FUNDING SOURCES

Allowable Tax Levy	\$16,851,633
Receipts Reserved	\$1,532,000
<u>Other (Local Receipts, Chapter 90, etc.)</u>	<u>\$2,521,429</u>
TOTAL:	\$20,905,062

The total proposed Town expenditures are increased approximately 3.84%, over last fiscal year, principally because there has been an increase in the cost of expenses the Town cannot directly control such as the Town's share of employee medical insurance, retirement costs and insurance. The Town's share of the Nauset Regional School District (Nauset) budget increased by 8.7% due to enrollment increases. The Town of Wellfleet has three additional students attending Nauset while the other three towns in the region are seeing a decrease of fifty-two students.

Not included in the funding sources above are three proposed Proposition 2 ½ overrides to fund Article 111 (\$147,300) for two additional full-time Firefighters/Paramedics and Article 26 to purchase a Fire Department fire prevention and inspections vehicle, article 27 to purchase a new transportation vehicle for the Council on Aging, article 29 for a recycling pilot program. Other than the override for these articles and debt exclusions for proposed borrowing, the proposed budget is within Proposition 2 ½ limits.

The Capital Budget in Article 3 includes debt service (principal and interest payments due during the fiscal year on outstanding debt) and capital expenditures which do not require borrowing.

OPERATING BUDGET
FISCAL YEAR 2018
APPENDIX A

		FY 16	FY 17	FY 18	FY 18	FY 18	FY 18
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmen
GENERAL GOVERNMENT						*	
114 - MODERATOR							
	Salaries & Wages	200	200	200	200	--	200
	Operating Expenses	86	225	225	225	--	225
	Total	286	425	425	425		425
115 - CONSTABLES							
	Salaries & Wages	50	100	100	100	--	100
	Total	50	100	100	100	--	100
121 - AUDIT							
	Operating Expenses	21,900	22,500	22,500	22,500	--	22,500
	Total	21,900	22,500	22,500	22,500	--	22,500
122 - SELECTMEN							
	Salaries & Wages	3,000	5,000	5,000	5,000	--	5,000
	Operating Expenses	2,594	4,370	4,370	4,370	--	4,370
	Total	5,594	9,370	9,370	9,370	--	9,370
123 - TOWN ADMINISTRATOR							
	Salaries & Wages	209,470	196,650	203,940	203,940	--	203,940
	Operating Expenses	9,736	12,900	12,925	12,925	--	12,925
	Total	219,206	209,550	216,865	216,865	--	216,865
124 - GENERAL ADMINISTRATION							
	Salaries & Wages	119,745	114,317	117,682	117,682	--	117,682
	Operating Expenses	18,177	19,593	19,593	19,593	--	19,593
	Total	137,922	133,910	137,275	137,275	--	137,275
131 - FINANCE COMMITTEE							
	Operating Expenses	167	275	300	300	--	300
	Total	167	275	300	300	--	300
132 - RESERVE FUND							
	TRANSFERS	0	80,000	83,000	83,000	--	83,000
	Total	0	80,000	83,000	83,000	--	83,000
135 - TOWN ACCOUNTANT							
	Salaries & Wages	163,177	185,998	159,106	159,106	--	159,106
	Operating Expenses	7,416	8,971	9,650	9,650	--	9,650
	Total	170,593	194,969	168,756	168,756	--	168,756
141 - ASSESSOR's OFFICE							
	Salaries & Wages	112,095	112,145	114,290	114,290	--	114,290
	Operating Expenses	49,171	51,250	47,950	47,950	--	47,950
	Total	161,266	163,395	162,240	162,240	--	162,240
145 - TREASURER							
	Salaries & Wages	129,554	111,437	111,950	111,625	--	111,625
	Operating Expenses	15,407	27,860	26,450	26,450	--	26,450
	Total	144,961	139,297	138,400	138,075	--	138,075

OPERATING BUDGET
FISCAL YEAR 2018

APPENDIX A

		FY 16 Actual	FY 17 Budget	FY 18 Dept Head	FY 18 Town Admin	FY 18 FinCom	FY 18 Selectmen
146 - COLLECTOR							
	Salaries & Wages	78,659	84,504	86,638	86,638	--	86,638
	Operating Expenses	13,856	13,980	13,980	13,980	--	13,980
	Total	92,515	98,484	100,618	100,618	--	100,618
151 - LEGAL SERVICES							
	Operating Expenses	81,872	101,300	101,300	101,300	--	101,300
	Total	81,872	101,300	101,300	101,300		101,300
153 - COMPUTERIZATION							
	Operating Expenses	160,200	145,028	157,933	157,933	--	157,933
	Total	160,200	145,028	157,933	157,933	--	157,933
158 - TAX TITLE							
	Operating Expenses	150	11,000	11,000	11,000	--	11,000
	Total	150	11,000	11,000	11,000	--	11,000
161 - TOWN CLERK							
	Salaries & Wages	63,337	64,550	66,457	66,457	--	66,457
	Operating Expenses	5,804	7,694	7,574	7,574	--	7,574
	Total	69,141	72,244	74,031	74,031	--	74,031
162 - ELECTIONS/REGISTRATION							
	Salaries & Wages	2,587	4,550	3,550	3,550	--	3,550
	Operating Expenses	2,211	4,500	4,500	4,500	--	4,500
	Total	4,798	9,050	8,050	8,050	--	8,050
171 - CONSERVATION COMMISSION							
	Operating Expenses	2,452	3,630	3,630	3,630	--	3,630
	Total	2,452	3,630	3,630	3,630	--	3,630
174 - PLANNING BOARD							
	Operating Expenses	1,558	11,135	10,435	10,435	--	10,435
	Total	1,558	11,135	10,435	10,435	--	10,435
176 - ZONING BOARD OF APPEALS							
	Operating Expenses	1,553	1,756	1,756	1,756	--	1,756
	Total	1,553	1,756	1,756	1,756	--	1,756
177 - OPEN SPACE COMMITTEE							
	Operating Expenses	0	1,500	1,500	1,500	--	1,500
	Total	0	1,500	1,500	1,500	--	1,500
178 - HERRING WARDEN							
	Salaries & Wages	2,200	2,200	2,200	2,200	--	2,200
	Operating Expenses	0	300	0	0	--	0
	Total	2,200	2,500	2,200	2,200	--	2,200

OPERATING BUDGET
FISCAL YEAR 2018

APPENDIX A

	FY 16 Actual	FY 17 Budget	FY 18 Dept Head	FY 18 Town Admin	FY 18 FinCom	FY 18 Selectmen
179 - SHELLFISH						
Salaries & Wages	165,701	174,025	178,675	178,675	--	178,675
Operating Expenses	12,555	18,425	18,425	18,425	--	18,425
Total	178,256	192,450	197,100	197,100	--	197,100
180 - SHELLFISH CONSERVATION/PROPAGATION						
Operating Expenses	7,800	22,000	22,000	22,000	--	22,000
Total	7,800	22,000	22,000	22,000	--	22,000
181 - SHELLFISH ADVISORY COMMITTEE						
Operating Expenses	0	100	100	100	--	100
Total	0	100	100	100	--	100
182 - CHAMBER OF COMMERCE						
Operating Expenses	13,000	10,000	10,000	10,000	--	10,000
Total	13,000	10,000	10,000	10,000	--	10,000
183 - NATURAL RESOURCE ADVISORY BD						
Operating Expenses	300	1,150	1,150	1,150	--	1,150
Total	300	1,150	1,150	1,150	--	1,150
184 - ECONOMIC DEVELOPMENT						
Operating Expenses	0	0	0	0	--	0
Total	0	0	0	0	--	0
189 - HOUSING AUTHORITY						
Operating Expenses	0	5,000	5,000	5,000	--	5,000
Total	0	5,000	5,000	5,000	--	5,000
195 - TOWN REPORTS & WARRANTS						
Operating Expenses	9,129	13,000	13,000	13,000	--	13,000
Total	9,129	13,000	13,000	13,000	--	13,000
196 - CONSULTANCY						
Operating Expenses	3,850	21,000	20,000	20,000	--	20,000
Total	3,850	21,000	20,000	20,000	--	20,000
Total-General Gov't	1,490,719	1,676,118	1,680,033	1,679,708	--	1,679,708
DEPARTMENT OF PUBLIC SAFETY						
210 - POLICE						
Salaries & Wages	1,117,395	1,209,024	1,219,606	1,219,606	--	1,219,606
Operating Expenses	129,622	100,700	121,135	114,135	--	114,135
Total	1,247,017	1,309,724	1,340,741	1,333,741	--	1,333,741
215 - COMMUNICATIONS/DISPATCHERS						
Salaries & Wages	333,876	337,585	348,949	348,949	--	348,949
Operating Expenses	18,764	22,700	18,200	18,200	--	18,200

OPERATING BUDGET
FISCAL YEAR 2018

APPENDIX A

		FY 16 Actual	FY 17 Budget	FY 18 Dept Head	FY 18 Town Admin	FY 18 FinCom	FY 18 Selectmen
	Total	352,640	360,285	367,149	367,149	--	367,149
220 - FIRE							
	Salaries & Wages	1,068,985	1,112,766	1,110,208	1,110,208	--	1,110,208
	Operating Expenses	173,690	189,610	213,333	213,333	--	213,333
	Total	1,242,675	1,302,376	1,323,541	1,323,541	--	1,323,541
241 - Building Department							
	Salaries & Wages	162,911	156,223	204,338	204,338	--	204,338
	Operating Expenses	6,838	11,071	11,300	11,300	--	11,300
	Total	169,749	167,294	215,638	215,638	--	215,638
291 - EMERGENCY MANAGEMENT							
	Operating Expenses	0	500	5,000	5,000	--	5,000
	Total	0	500	5,000	5,000	--	5,000
292 - ANIMAL CONTROL OFFICER							
	Salaries & Wages	34,492	41,992	42,962	42,962	--	42,962
	Operating Expenses	9,921	3,900	3,900	3,900	--	3,900
	Total	44,413	45,892	46,862	46,862	--	46,862
293 - TRAFFIC/PARKING CONTROL							
	Salaries & Wages	2,000	2,000	2,000	2,000	--	2,000
	Operating Expenses	1,640	4,250	4,250	4,250	--	4,250
	Total	3,640	6,250	6,250	6,250	--	6,250
	Total-Public Safety	3,060,134	3,192,321	3,305,180	3,298,180	--	3,298,180
EDUCATION							
300 - ELEMENTARY SCHOOL							
	Budget Estimate	2,481,125	2,535,847	2,652,879	2,652,879		2,652,879
	Salaries & Wages	0	0	0	0	--	0
	Operating Expenses	0	0	0	0	--	0
	Total	2,481,125	2,535,847	2,652,879	2,652,879	--	2,652,879
301 - NAUSET REGIONAL SCHOOL DISTRICT							
	NRSD ASSESSMENT	2,580,829	2,732,103	2,800,406	2,969,904	--	2,969,904
	Total	2,580,829	2,732,103	2,800,406	2,969,904	--	2,969,904
302 - CAPE COD REG TECH HS DISTRICT							
	OTHER ASSESSMENTS	147,379	135,249	138,630	173,827	--	173,827
	Total	147,379	135,249	138,630	173,827	--	173,827
	TOTAL EDUCATION	4,986,807	5,403,199	5,591,915	5,796,610	--	5,796,610
DEPARTMENT OF PUBLIC WORKS							
417 - DPW FACILITIES							
	Operating Expenses	314,941	315,100	338,100	338,100	--	338,100
	Total	314,941	315,100	338,100	338,100	--	338,100

OPERATING BUDGET
FISCAL YEAR 2018

APPENDIX A

		FY 16 Actual	FY 17 Budget	FY 18 Dept Head	FY 18 Town Admin	FY 18 FinCom	FY 18 Selectmen
420 - DPW OPERATIONS							
	Salaries & Wages	861,405	918,398	959,243	959,243	--	959,243
	Operating Expenses	148,307	151,875	150,950	150,950	--	150,950
	Total	1,009,712	1,070,273	1,110,193	1,110,193	--	1,110,193
422 - DPW HIGHWAYS							
	Operating Expenses	57,057	92,900	92,900	92,900	--	92,900
	Total	57,057	92,900	92,900	92,900	--	92,900
423 - DPW SNOW REMOVAL							
	Salaries & Wages	30,725	45,000	45,000	45,000	--	45,000
	Operating Expenses	71,973	83,180	83,180	83,180	--	83,180
	Total	102,698	128,180	128,180	128,180	--	128,180
424 - DPW STREET LIGHTS							
	Operating Expenses	7,734	10,600	10,600	10,600	--	10,600
	Total	7,734	10,600	10,600	10,600	--	10,600
433 - DPW TRANSFER STATION							
	Operating Expenses	274,528	321,804	342,959	342,959	--	342,959
	Total	274,528	321,804	342,959	342,959	--	342,959
434 - RECYCLING COMMITTEE							
	Operating Expenses	0	100	100	100	--	100
	Total	0	100	100	100	--	100
	Total Public Works	1,766,670	1,938,957	2,023,032	2,023,032	--	2,023,032
HUMAN SERVICES							
<u>510 - HEALTH/CONS</u>							
		-	-	-	-	-	-
	Salaries & Wages	149,078	144,807	147,674	147,674	--	147,674
	Operating Expenses	17,507	23,295	23,779	23,779	--	23,779
	Total	166,585	168,102	171,453	171,453	--	171,453
520 - HUMAN SERVICES							
	Grants	139,998	180,000	180,000	180,000	--	180,000
	Total	139,998	180,000	180,000	180,000	--	180,000
541 - COUNCIL ON AGING							
	Salaries & Wages	184,033	174,818	179,854	179,854	--	179,854
	Operating Expenses	39,749	36,400	53,355	47,355	--	47,355
	Total	223,782	211,218	233,209	227,209	--	227,209
<u>542 - COUNCIL ON AGING BOARD</u>							
	Operating Expenses	0	600	600	600	--	600
	Total	0	600	600	600	--	600
<u>543 - VETERAN's SERVICES</u>							
	OTHER ASSESSMENTS	15,991	16,557	16,665	16,594	--	16,594
	VETERANS BENEFITS	9,995	10,918	12,000	12,000	--	12,000
	Total	25,986	27,475	28,665	28,594	--	28,594

OPERATING BUDGET
FISCAL YEAR 2018

APPENDIX A

		FY 2016	FY 2017	FY 2018	FY 2018	FY 18	FY 2018
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmen
Total Human Services		556,351	587,395	613,926	607,855	--	607,855
CULTURE AND RECREATION						--	
610 - LIBRARY							
	Salaries & Wages	289,243	296,263	316,947	316,947	--	316,947
	Operating Expenses	109,088	113,162	112,650	112,650	--	112,650
	Total	398,331	409,425	429,597	429,597	--	429,597
630 - RECREATION							
	Salaries & Wages	207,778	207,846	212,715	212,715	--	212,715
	Operating Expenses	74,596	71,736	74,483	72,983	--	72,983
	Total	282,374	279,582	287,198	285,698	--	285,698
660 - COMMUNITY SERVICES DIRECTOR							
	Salaries & Wages	82,111	79,092	82,374	82,374	--	82,374
	Operating Expenses	0	650	650	650	--	650
	Total	82,111	79,742	83,024	83,024		83,024
690 - HISTORICAL COMMISSION							
	Operating Expenses	77	100	100	100	--	100
	Total	77	100	100	100	--	100
692 - HOLIDAY CELEBRATIONS							
	Operating Expenses	1,167	1,200	1,200	1,200	--	1,200
	Total	1,167	1,200	1,200	1,200	--	1,200
696 - Cultural Council							
	Operating Expenses	2,000	2,000	2,000	2,000	--	2,000
	Total	2,000	2,000	2,000	2,000	--	2,000
699 - Beach Program							
	Salaries & Wages	249,233	234,655	250,155	250,155	--	250,155
	Operating Expenses	78,856	86,250	74,000	74,000	--	74,000
	Total	328,089	320,905	324,155	324,155	--	324,155
	Total Culture & Rec.	1,094,149	1,092,954	1,127,274	1,125,774	--	1,125,774
INTEREST ACCOUNTS							
	Short Term Loan Prin/Int	0	25,000	25,000	25,000	--	25,000
	R/E TAX REFUND INTEREST	0	150	150	150	--	150
	Total Interest Accounts	0	25,150	25,150	25,150	--	25,150
UNCLASSIFIED ACCOUNTS							
911 - RETIREMENT ASSESSMENT							

OPERATING BUDGET
FISCAL YEAR 2018

APPENDIX A

	FY 16 Actual	FY 17 Budget	FY 18 Dept Head	FY 18 Town Admin	FY 18 FinCom	FY 18 Selectmen
Barnstable County Retirement	985,738	1,051,633	1,150,399	1,150,399	--	1,150,399
912 - Workers Compensation						
Injury Claims	71,444	100,500	100,000	100,000	--	100,000
913 - Unemployment Compensation						
Claims	21,275	25,000	25,000	25,000	--	25,000
914 - Group Health Insurance						
Premiums	1,081,339	1,172,000	1,348,000	1,300,920	--	1,300,920
915 - Group Life Insurance						
Premiums	6,598	6,120	6,300	6,300	--	6,300
916 - Town Share Medicare	-	-	-	-	-	-
Tax Payments	98,767	102,500	105,500	105,500	--	105,500
917 - Health Insurance Stipend						
Employee Stipends	0	49,497	49,850	49,850	--	49,850
940 - Miscellaneous						
Tax Work off Program	37	0	0	0	--	0
945 - Property/Liability Insurance						
Premiums	290,803	301,600	300,000	300,000	--	300,000
990 - Interfund Transfers						
Transfers	0	0	0	0	--	0
Payroll Contract Adjustments						
Salaries & Wages	12,000	111,774	0	78,000	--	78,000
Total Unclassified Accts	2,556,001	2,920,624	3,085,049	3,115,969	--	3,115,969
OPERATING BUDGET TOTAL	15,510,831	16,836,718	17,451,559	17,672,278	--	17,672,278

**At the time of printing the Wellfleet Finance Committee did not have a recommendation for FY 2018 Operating Budget.*

CAPITAL BUDGET
FISCAL YEAR 2018

APPENDIX B

Dept	Description	FY 2018	Raise & Appropriate	Fund from Ambulance Fund	Fund from Beach Fund	Borrow	Prior Town Meeting Articles
<u>153 COMPUTERIZATION</u>							
	Fiber Optic Network-Phase 4	\$25,000					\$25,000
	Wireless Town Network - Phase 3	\$5,000					\$5,000
	Network Upgrades - Phase 5	\$20,000					\$20,000
	Upgraded Phone System	\$30,000					\$30,000
<u>179 SHELLFISH</u>							
	Outboard Motor Replacement (skiff)	\$12,000	\$12,000				
<u>210 POLICE</u>							
	Replace radios	\$15,000	\$15,000				\$15,000
	Cruiser Replacement	\$40,000	\$40,000				
<u>220 FIRE</u>							
	Water Supply Development	\$7,000					\$7,000
	Turnout Gear	\$14,000		\$14,000			
	Ambulance Replacement #99	\$285,000		\$285,000			
	Fire Prevention/Inspection Vehicle	\$38,000				\$38,000	
	4" Hose Replacement	\$9,000	\$9,000				
	Portable Radios	\$35,000					\$35,000
	Replace Mobile Data Terminals	\$14,000	\$14,000				
<u>300 EDUCATION</u>							
	Elementary School	\$80,000	\$80,000				
	Nauset Regional School District Middle & High School	\$68,276	\$68,276				
	Nauset Regional HS MSBA Feasibility Study	\$0					
<u>420 DPW Operations</u>							
	Town Hall-Elevator controls upgrade	\$10,000					\$10,000
	Transfer Station-Concrete Pad Exp.	\$40,000	\$40,000				
	Lt. Island Bridge repair	\$160,000	\$160,000				
<u>437 DPW VEHICLES</u>							
	Replace Pick-up truck with plow	\$45,000					\$45,000
<u>541 COUNCIL ON AGING</u>							
	Replace Vehicle	\$40,000				\$40,000	
<u>610 LIBRARY</u>							
	Assessment of Septic System	\$1,000	\$1,000				
	Upper Parking Lot Improvements	\$5,000	\$5,000				
<u>630 RECREATION</u>							
	Baker Field Playground Rehab	\$83,000	\$83,000				
<hr/>							
TOTAL CAPITAL BUDGET		1,081,276	527,276	299,000	0	78,000	192,000

APPENDIX C ARTICLE 4
FY 2018 MARINA SERVICES ENTERPRISE FUND BUDGET

The Marina operates from May 15th to October 15th. The enterprise fund is self-supporting. The Marina Enterprise Fund will reimburse the General Fund \$55,300 for Marina expenses carried in the general operating budget such as employee salaries and benefits and the cost of shared employees.

FY 2018 Estimated Revenues

Mooring and Slip Fees	385,000
Fuel Sales	160,000
Parking and Other	47,500
Beach Sticker Bldg Rent	10,000
Waterways Fund	2,000
Shellfish Fund	5,000
Marina Enterprise Fund Retained Earnings	40,282
<u>Total Revenues</u>	<u>649,782</u>

FY 2018 Estimated Expenditures

Salaries and Wages	178,232
Operating Expenditures	217,250
Capital Outlay (Debt Service)	159,000
Reserve	40,000
Reimburse General Fund costs	55,300
<u>Total Expenses</u>	<u>649,782</u>

MARINA ENTERPRISE FUND

APPENDIX C

	FY 2016	FY 2017	FY 2018	FY 2018	FY 2018
	Actual	Budget	Dept Head	Town Admin	Selectmen
PERSONNEL					
Salaries & Wages	166,632	171,253	173,652	173,652	173,652
Overtime	1,144	2,000	2,000	2,000	2,000
Holiday/Longevity	2,925	2,580	2,580	2,580	2,580
TOTAL PERSONNEL	170,701	175,833	178,232	178,232	178,232
OPERATING EXPENSES					
Services	41,744	31,600	34,150	34,150	34,150
Supplies	126,368	172,000	174,500	174,500	174,500
Other Charges	5,693	7,600	7,600	7,600	7,600
Small Equipment	1,293	1,000	1,000	1,000	1,000
TOTAL OPERATING EXPENSES	175,098	212,200	217,250	217,250	217,250
CAPITAL OUTLAY					
Engineering, Marina Rehab	9,496	20,000	20,000	20,000	20,000
Rehab Debt Service, Principal	105,000	105,000	105,000	105,000	105,000
Rehab Debt Service, Interest	38,149	34,402	34,000	34,000	34,000
TOTAL CAPITAL OUTLAY	152,645	159,402	159,000	159,000	159,000
RESERVE	11,256	40,000	40,000	40,000	40,000
GENERAL FUND COSTS					
Health/Life Insurance	33,000	33,000	33,000	33,000	33,000
Pension	9,000	9,000	9,000	9,000	9,000
Shared Employees	9,200	9,200	9,200	9,200	9,200
Building/Liability Insurance	4,100	4,100	4,100	4,100	4,100
TOTAL GEN. FUND COSTS	55,300	55,300	55,300	55,300	55,300
MARINA ENTERPRISE TOTAL	565,000	642,735	649,782	649,782	649,782

APPENDIX D ARTICLE 5
FY 2018 WATER SERVICES ENTERPRISE FUND BUDGET

The Water Services Enterprise Fund is intended to be self-supporting. FY 2018 estimated water revenue includes connection fees (\$49,251), water use charges (\$92,150) and deferred connection fee payments from connections in previous years (\$58,040) which, together with other fees of \$1,050 results in total Water System revenue of \$200,491. A \$38,846 transfer from the Water Services Enterprise Fund Balance and an appropriation of \$45,000 are necessary to adequately fund the Water Enterprise Fund operations. The Water Enterprise Fund will reimburse the General Fund \$5,000 for Water Enterprise expenses carried in the general operating budget such as employee salaries and benefits and the cost of shared employees.

FY 2018 Estimated Revenues

Connection Fees	75,530
Water use charges	76,515
General Fund transfer	77,977
<u>Appropriated</u>	<u>53,000</u>

<u>Total Revenue</u>	<u>283,022</u>
----------------------	----------------

FY 2018 Expenses

Salaries and Wages	25,000
Operations	141,875
Debt Service	111,147
Expenses in the operating budget	5,000

<u>Total Expenses</u>	<u>283,022</u>
-----------------------	----------------

WATER ENTERPRISE FUND
FISCAL YEAR 2018

APPENDIX D

	FY 2016	FY 2017	FY 2018	FY 2018	FY 2018
	Actual	Budget	Dept Head	Town Admin	Selectmen
PERSONNEL					
Secretary and Clerk	19,807	25,000	25,000	25,000	25,000
TOTAL PERSONNEL	19,807	25,000	25,000	25,000	25,000
OPERATING EXPENSES					
Utilities-Electricity	10,663	10,000	12,000	12,000	12,000
Services-Whitewater, Inc	68,970	78,675	78,675	78,675	78,675
Services-Whitewater Contingency	9,848	25,000	25,000	25,000	25,000
Services-Environmental Partners	0	3,000	4,500	4,500	4,500
Services-Other	4,240	7,800	7,800	7,800	7,800
Supplies	2,645	10,500	10,600	10,600	10,600
Other Charges	1,208	7,500	3,300	3,300	3,300
TOTAL OPERATING EXPENSES	97,574	142,475	141,875	141,875	141,875
DEBT SERVICE					
Phase II Principal	25,642	25,642	25,642	25,642	25,642
Phase I Principal	27,395	27,395	27,395	27,395	27,395
Phase II Interest	27,500	26,795	26,090	26,090	26,090
Phase I Interest	33,627	32,030	32,020	32,020	32,020
TOTAL DEBT SERVICE	114,164	111,862	111,147	111,147	111,147
SHARED EMPLOYEES	0	5,000	5,000	5,000	5,000
WATER ENTERPRISE TOTAL	231,545	284,337	283,022	283,022	283,022

*SALARY/WAGE LIST**APPENDIX E*

<i>POSITION</i>	<i>Union</i>	<i>FY2017 SALARY/WAGES</i>	<i>FY2018 SALARY/WAGES</i>
Animal Control Officer	W	\$34,132.46	N
Assessor (35 hrs)	W	\$68,537.74	N
Assessor's Data Collector (35 hrs)	W	\$44,650.42	N
Assistant DPW Director	W	\$78,328.85	N
Assistant Health/Conservation Agent	W	\$45,427.78	N
Assistant Librarian - Children's (35 hrs)	W	\$51,508.25	N
Assistant Librarian – Tech. Services (35 hrs)	W	\$47,986.16	N
Assistant Recreation Director	W	\$54,159.80	N
Assistant Shellfish Constable	W	\$55,472.95	N
Assistant to Town Accountant (35 hrs)	W	\$48,824.75	N
Assistant to Town Clerk & Treasurer (35 hrs)	W	\$44,000.00	N
Beach Canoe/Small Boat Manager	W	\$4,500.00	\$5,000.00
Call - Lieutenant/Paramedic	W	\$32.88/HR	N
Call - EMT	W	\$16.35 - \$32.23/HR	N
COA Office Assistant (35 hrs)	W	\$38,463.47	N
COA Office Manager (35 hrs)	W	\$44,669.05	N
COA Outreach Coordinator (35 hrs)	W	\$51,526.88	N
Committee Secretary (18 hrs)	W	\$24384.34	N
Committee Secretary/Water Clerk	W	\$38,047.00	N
Community Service Director (35 hrs)	W	\$80,673.68	N
DPW Administrative Assistant (40 hrs)	W	\$45,321.29	N
Deputy Shellfish Constable	W	\$48,111.28	N
Health/Conservation Agent	W	\$76,401.84	N
Health/Building Clerk (20 hrs)	W	\$21,989.77	N
Fire Department Admin Assistant (35 hrs)	W	\$46,010.80	N
Health/Building Admin Assistant (35hrs)	W	\$45,427.78	N
Inspector of Buildings (18 hrs)	W	\$13,810.16	N
Inspector of Buildings (40hrs)	W	\$77,000.00	N
Library Assistant (35 hrs)	W	\$50,017.41	N

Library Assistants (19 hrs)	W	\$10,000.00 - \$20,267.16	N
Library Director (35 hrs)	W	\$73,185.00	N
Principal Clerk (35 hrs)	W	\$44,669.05	N
Recreation Director	W	\$62,432.37	N
Shellfish Constable	W	\$74,694.73	N
Town Accountant (35 hrs)	W	\$79,451.32	N
Town Accounting Clerk (25 hrs)	W	\$27,487.22	N
Town Tax Collector Clerk (10hrs)	W	\$14,849.42	N
Video Coordinator (20 hrs)	W	\$28,057.50	N
Clerk/Dispatcher	CU	\$64,321.02	\$66,295.35
Dispatchers	CU	\$49,029.92 - \$53,420.62	\$50,769.92 –\$54,954.57
DPW Building/Grounds Custodian	T	\$44,223.84 - \$46,833.84	\$44,928 – \$47,590.40
DPW Driver/Laborer I/Operator	T	\$48,232.80 - \$54,872.64	\$49,025.60–\$49,795.20
DPW Driver/Laborer II	T	\$54,872.64	\$55,744.00
DPW Facilities Maintenance	T	\$54,872.64	\$55,744.00
DPW Heavy Truck Driver/Mechanic Asst.	T	\$54,872.64	\$55,744.00
DPW Transfer Station Working Forman	T	\$58,004.64	\$58,947.20
DPW Mechanic	T	\$57,566.16	\$58,489.60
DPW Working Foreman	T	\$61,053.12	\$62,046.40
DPW Gate Attendant	T	\$42,866.64	\$43,555.20
Harbormaster	T	\$72,203.04	\$73,361.60
Assistant Harbormaster	T	\$49,673.52	\$50,460.80
Fire Captain/Paramedic	F	\$74,000.00	\$75,480.48
Fire Lt./Paramedic	F	\$68,240.86 - \$68,853.51	\$69,605.67 - \$70,230.58
Firefighter/Paramedic	F	\$50,649.17 - \$52,287.06	\$50,649.16 - \$52,287.06
Elementary School Teachers P/T & F/T	S	\$45,529 - \$93759	\$11,512 - \$92735
Elementary School - Secretary to Principal	S	\$27.30/HR	\$58,422
Elementary School - Librarian 60% /40%	S	\$93,759	\$37,762
Elementary School Custodians	S	\$19.49 - \$26.42	\$36,978 - \$56,543
Elementary School Nurse	S	\$71,207.91	\$75,908
Elementary School Education Assistant	S		\$14,957 - \$38,837

Elementary School Secretary	S		\$33,191
Elementary School Cafeteria	S	\$13.33 - \$18.84	\$10,534 - \$27,513
Town Administrator	C	\$115,000	\$117,300
Assistant Town Administrator	C	\$82,594.50	N
Executive Asst. to Town Administrator	C	\$58,140.00	N
DPW Director	C	\$101,866.72	\$106,002.94
Elementary School Principal	C	\$111,961	\$119,029
Fire Chief	C	\$105,509.43	\$107,622.32
Police Chief	C	\$128,345	\$130,910
Police Lieutenant	C	\$114,190	\$116,475
Town Clerk	C	\$64,821	N
Town Treasurer	C	\$66,300	N
Police Officer	P	\$46,388 - \$76343.71	N
Police Sergeant	P	\$73,370.29 - \$87,345.59	N
COA Van Drivers	PB	\$15.00/HR	\$15.00/HR
COA Exercise Instructor	PB	\$30.00/CLASS	\$30.00/CLASS
COA Cook	PB	\$25.00/HR	\$25.00/HR
Community Service Officer	PB	\$14.57/HR	N
CPC Coordinator (9hrs/wk)	PB	\$28.00/HR	N
Police Matron	PB	\$15.08 - \$31.06/HR	N
Relief Dispatcher	PB	\$15.39 - \$15.70	N
Special Police Officer	PB	\$16.01 - \$17.05/HR	N
School Crossing Guard	PB	\$32.31/DAY	N\$16.01 - \$17.05
Town Tax Collector	PB	\$69,146.01	N
Alternate Inspectors	N	\$33 /Inspection	\$33/inspection
Electrical Inspector	\$25/hr	\$33 /Inspection	\$33/inspection
Plumbing/Gas Inspector	\$25/hr	\$33 /Inspection	\$33/inspection

C = Contract

CU = Communicators Union

E = Elected

T = Teamsters Union

W = Wellfleet Employees Association

N = Ongoing contract negotiations

P = Police Federation

PB = Personnel Board

S = School Union

F = Firefighters Union

SPECIAL TOWN MEETING WARRANT

Monday, April 24, 2017

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS: In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in town affairs, to meet in the **WELLFLEET ELEMENTARY SCHOOL, 100 LAWRENCE ROAD in Wellfleet on the 24th day of April, 2017, at seven o'clock in the evening**, then and there to vote upon the following Articles:

Article 1. To see if the Town will vote pursuant to G.L.c. 40, §15A to transfer the care, custody, management and control of a parcel of land shown as Lot 300 on Assessor Map 29 off Paine Hollow Road from the tax title custodian for sale at auction to the Board of Selectmen for the purpose of sale for the construction of affordable housing dwelling units, or do or act anything thereon.

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommendation reserved to Town Meeting.

Wellfleet Housing Authority: Recommendation reserved to Town Meeting

Article 2. To see if the Town will vote to confirm and reauthorize the vote taken under Article 30 of the 2001 Annual Town Meeting pursuant to Article III, Section 7 of the Town of Wellfleet Bylaws to authorize the Board of Selectmen to transfer jurisdiction and control of a portion of land shown as Lot 300 on Assessor Map 29 off Paine Hollow Road to the Housing Authority for the purpose of providing rental housing to low and moderate income residents of all ages provided said property shall be made available to Wellfleet residents under a local preference program to the extent permissible by law; said portion of land shall not exceed 4.96 acres and will be used by the Housing Authority to construct two (2) structures with two to four (4) apartments per structure on two (2) acres preserving the remaining 2.96 acres as open space, provided, the deed transferring the land to the Housing Authority shall provide that in the event the land ceases to be used for the purposes provided herein or if the housing construction has not begun on the land within five years from the date of transfer, the title to said land will revert back to the Town of Wellfleet and become vested in the inhabitants of the Town of Wellfleet, or do or act anything thereon.

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommendation reserved to Town Meeting.

Wellfleet Housing Authority: Recommendation reserved to Town Meeting

SUMMARY: Articles 1 and 2 seeks to reauthorize Article 30 that was passed at the Annual Town Meeting of April 23, 2001 for the transfer of land to the Wellfleet Housing Authority (WHA) for the generation of affordable rental housing. Through a public bid process an award was made to Community Housing Resources (CHR) in 2006 to create rental units at 120 Paine Hollow Road. Both the WHA and CHR have been anticipating that development would start as soon as CHR was in a position to do so. With a new funding source from the State Department of Housing and Community Development and Mass Housing through a Community Scale Housing Initiative, just announced in February 2017, there is access to \$1 million in funds to get the project moving forward thus the need for this Special Town Meeting action.

SPECIAL TOWN MEETING WARRANT


April 24, 2017

And you are hereby directed to serve this Warrant by posting attested copies thereof, one in the Post Office in Wellfleet and one in the Post Office in South Wellfleet, fourteen (14) days at least before the date of said meeting.

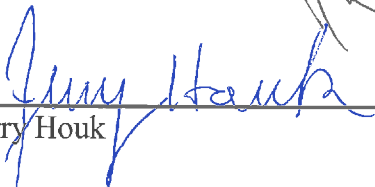
Hereof fail not and make due return of the Warrant with your doings thereon, to the Town Clerk, at the time of the meeting aforesaid.

Given under our hands this 28th day of March, 2017.

Wellfleet Board of Selectmen


Dennis Murphy, Chair


Berta Bruinooze, Vice Chair


Jerry Houk


Janet Reinhart, Clerk


Helen Miranda Wilson

I have served the foregoing Warrant by posting attested copies thereof in the Post Office in Wellfleet and the Post Office in South Wellfleet and by delivering to the Town Administrator printed copies of the Warrant of a number not less than the number of registered voters in the Town on March 29, 2017, which is at least fourteen (14) days before the date of said meeting, as within directed.

Date: 3/29/17

Constable: 